



TOWN OF NORTH CASTLE

WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

RESIDENTIAL PROJECT
REVIEW COMMITTEE
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-8625
Fax: (914) 273-3554
www.northcastleny.com

RPRC DETERMINATION LETTER

Project Description: New construction

Street Location: 4 LEDGEWOOD PL

Zoning District: R-2A Tax ID: 107.02-2-46 Application No.: 2021-0939

RPRC DECISION: RPRC - Requires Planning Board

Date: 10/19/2021

The above referenced application was reviewed by the Residential Project Review Committee (RPRC).

The Committee determined that Planning Board and Architectural Review Board approval of the proposed project is **REQUIRED**.

The following issues will need to be addressed prior to the submission of the application to the Planning Board:

- The submitted elevations should be revised to depict Building Height (average grade to roof midpoint) and Max Ext. Wall Height (lowest grade to roof midpoint).
- The proposed future pool should be removed from the plans is not proposed to be constructed at this time.
- The landscape plan should be enhanced along the existing driveway between the driveway and 6 LedgeWOOD. While the landscaping plan depicts new trees, the plan should be revised to depict understory screening and a privacy fence.
- The site plan should be revised to depict new underground electric service pursuant to Section 355-17 of the Town Code.
- The site plan does not depict the construction of a new septic system or well. The Applicant should confirm that the Westchester County Health Department will permit the re-use of the existing well and septic.
- The site plan should include a chart that summarizes proposed Town-regulated tree removal, proposed Town-regulated wetland impacts (in sq. ft.), Town regulated wetland buffer impacts (in sq. ft.) as well as proposed wetland mitigation area (in sq. ft.).

- Plan L-701 states 19,878 sq. ft. of wetland disturbance is proposed. However, it appears that this information may not be correct and represents wetland buffer disturbance. The Applicant should confirm.
- The wetland buffer impact chart also states that disturbance is required for tree removal. Based upon the plan, it appears that the disturbance is proposed for tree stump removal, and not live tree removal. If so, please clarify on plan. Any Town-regulated tree removal should be depicted on the plan and quantified in the chart referenced above.
- The site plan depicts a shed and coop. The plans should be revised to indicate whether the structures are proposed to remain or be removed. If remain, the Applicant should submit documentation from the Building Department confirming that the structures are properly permitted. If not, the Applicant should legalize the structure at this time. It appears that the coop may not meet the minimum required rear yard setback. In addition, the GFA and GLC worksheets and backup data should be revised to include these structures.
- The plan shall illustrate proposed grading including spot grades as appropriate.
- The plan shall illustrate and note that all driveway curb cuts shall be a maximum of 18 feet wide.
- The plan shall include driveway dimensions, as appropriate, for the proposed platform area and width.
- Please provide drainage collection and discharge from the driveway. Driveway drainage should include water quality treatment considering its proximity to the wetlands. The house runoff should also include water quality treatment.
- As Per NYSDEC guidelines, infiltration chambers shall be installed in virgin soils and cannot be installed on slopes with grades steeper than 15% or in fill sections greater than the top quarter of the drywell system. Please provide deep test hole data and proposed site grading. A cross section of the proposed infiltration system would be helpful.
- The infiltration should comply with WCHD Regulations regarding setbacks from wells and septic systems. Please provide the setbacks on the plan.
- The plan shall illustrate the roof drain and drainage pipe connections on the site plan. Include the size, slope and material.
- The plan shall illustrate the footing drain and basement drainage location on the site plan. Include the size, slope and material. Provide outlet protection.
- Provide invert elevations for all drainage facilities. The plan shall include emergency overflow for the infiltration system to a stabilized outfall. Provide details.

- Provide a copy of the WCHD Approval for the proposed on-site wastewater treatment system. Please show the proposed septic system on the site plan.
- The plan proposes disturbances within the locally-regulated 100-foot wetland buffer. A local Wetland Permit is required.

At this time, you must submit a site plan application to the Planning Board addressing the above issues.

If you would like to further discuss this matter, please do not hesitate to contact the Planning Department.

Adam R. Kaufman, AICP
Director of Planning



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PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

Telephone: (914) 273-3542
Fax: (914) 273-3554
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Application for Site Development Plan Approval

Application Name

4 Ledgewood Place



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PLANNING BOARD SCHEDULE OF ESCROW ACCOUNT DEPOSITS

<u>Type of Application Deposit*</u>	<u>Amount of Initial Escrow Account</u>
Concept Study	\$500.00
Site Plan Waiver for Change of Use	\$500.00
Site Development Plan for:	
Multifamily Developments	\$3,000.00 plus \$100.00 per proposed dwelling unit
Commercial Developments	\$3,000.00 plus \$50.00 for each required parking space
1 or 2 Family Projects	\$2,000.00
Special Use Permit	\$2,000.00 plus \$50.00 for each required parking space
Subdivision:	
Lot Line Change resulting in no new lots	\$1,500.00
All Others	\$3,000.00 plus \$200.00 per proposed new lot in excess of two (2)
Preparation or Review of Environmental Impact Statement	\$15,000.00

* If a proposed action involves multiple approvals, a single escrow account will be established. The total amount of the initial deposit shall be the sum of the individual amounts indicated. When the balance in such escrow account is reduced to one-third (1/3) of its initial amount, the applicant shall deposit additional funds into such account to restore its balance to the amount of the initial deposit.

Applicant Signature

Date: 6/30/22

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: <u>Rino Monteforte</u>
Mailing Address: <u>52 Wrights Mill Rd Armonk, NY 10504</u>
Telephone: <u>646 261-6111</u> Fax: _____ e-mail <u>janie@spectrumpaintingnyc.com</u>
Name of Applicant (if different): _____
Address of Applicant: _____
Telephone: _____ Fax: _____ e-mail _____
Interest of Applicant, if other than Property Owner: _____
Is the Applicant (if different from the property owner) a Contract Vendee? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If yes, please submit affidavit stating such. If no, application cannot be reviewed by Planning Board
Name of Professional Preparing Site Plan: <u>Joe Paterno, LEED AP.</u>
Address: _____
Telephone: <u>914 419-8525</u> Fax: _____ e-mail <u>joep@rollanoengineering.com</u>
Name of Other Professional: <u>Yost Design / Andrew Monaco</u>
Address: _____
Telephone: <u>845-365-4595</u> Fax: _____ e-mail <u>andrew@yostdesign.com</u>
Name of Attorney (if any): _____
Address: _____
Telephone: _____ Fax: _____ e-mail _____

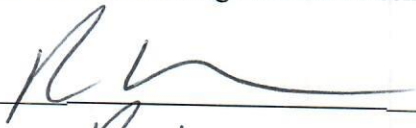
Applicant Acknowledgement

By making this application, the undersigned Applicant agrees to permit Town officials and their designated representatives to conduct on-site inspections in connection with the review of this application.

The Applicant also agrees to pay all expenses for the cost of professional review services required for this application.

It is further acknowledged by the Applicant that all bills for the professional review services shall be mailed to the Applicant, unless the Town is notified in writing by the Applicant at the time of initial submission of the application that such mailings should be sent to a designated representative instead.

Signature of Applicant: _____



Date: _____

6/28/22

Signature of Property Owner: _____



Date: _____

6/28/22

MUST HAVE BOTH SIGNATURES

II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: 4 Ledgewood Place

Location (in relation to nearest intersecting street):

350 feet (north, south, east or west) of Whippoorwill Rd

Abutting Street(s): Whippoorwill Rd

Tax Map Designation (NEW): Section 107.2 Block 2 Lot 46

Tax Map Designation (OLD): Section _____ Block _____ Lot _____

Zoning District: R-2A Total Land Area 4.35 acres

Land Area in North Castle Only (if different) _____

Fire District(s) 2 School District(s) Byram Hills

Is any portion of subject property abutting or located within five hundred (500) feet of the following:

The boundary of any city, town or village?

No Yes (adjacent) _____ Yes (within 500 feet) _____

If yes, please identify name(s): _____

The boundary of any existing or proposed County or State park or any other recreation area?

No Yes (adjacent) _____ Yes (within 500 feet) _____

The right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway?

No Yes (adjacent) _____ Yes (within 500 feet) _____

The existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines?

No Yes (adjacent) _____ Yes (within 500 feet) _____

The existing or proposed boundary of any county or State owned land on which a public building or institution is situated?

No Yes (adjacent) _____ Yes (within 500 feet) _____

The boundary of a farm operation located in an agricultural district?

No Yes (adjacent) _____ Yes (within 500 feet) _____

Does the Property Owner or Applicant have an interest in any abutting property?

No Yes _____

If yes, please identify the tax map designation of that property:

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed Use: One family dwelling

Gross Floor Area: Existing 0 S.F. Proposed 3359 S.F.

Proposed Floor Area Breakdown:

Retail _____ S.F.; Office _____ S.F.;

Industrial _____ S.F.; Institutional _____ S.F.;

Other Nonresidential _____ S.F.; Residential 3359 S.F.;

Number of Dwelling Units: 1

Number of Parking Spaces: Existing 0 Required 2 Proposed 6

Number of Loading Spaces: Existing 0 Required 0 Proposed 0

Earthwork Balance: Cut _____ C.Y. Fill _____ C.Y.

Will Development on the subject property involve any of the following:

Areas of special flood hazard? No Yes _____
(If yes, application for a Development Permit pursuant to Chapter 177 of the North Castle Town Code may also be required)

Trees with a diameter at breast height (DBH) of 8" or greater?
No _____ Yes
(If yes, application for a Tree Removal Permit pursuant to Chapter 308 of the North Castle Town Code may also be required.)

Town-regulated wetlands? No _____ Yes
(If yes, application for a Town Wetlands Permit pursuant to Chapter 340 of the North Castle Town Code may also be required.)

State-regulated wetlands? No Yes _____
(If yes, application for a State Wetlands Permit may also be required.)

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
4 Ledgewood Place							
Name of Action or Project: one family dwelling							
Project Location (describe, and attach a location map): 4 Ledgewood Place Armonk NY 10504							
Brief Description of Proposed Action: one family dwelling							
Name of Applicant or Sponsor: Rino Monteforte		Telephone: 646-261-6111					
Address: 52 Wrights Mill Rd		E-Mail: jami@spectrumpaintingnyc.com					
City/PO: Armonk		State: NY	Zip Code: 10504				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; text-align: center;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: NORTH CASTLE BUILDING DEPT.			<table border="1" style="width: 100%; text-align: center;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		4.35 acres					
b. Total acreage to be physically disturbed?		.45 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		4.35 acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>onsite sewage disposal</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: <u>see attached drawing by yost design</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <u>onsite stormwater infiltration system</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: <u>Rino Monteforte</u></p>	<p>Date: <u>6/29/22</u></p>	
<p>Signature: _____</p>		



TOWN OF NORTH CASTLE

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RESIDENTIAL PROJECT
REVIEW COMMITTEE
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-3000 x 43
Fax: (914) 273-3554
www.nortcastleny.com

RESIDENTIAL PROJECT REVIEW COMMITTEE (RPRC) APPLICATION

Section I- PROJECT

ADDRESS: 4 Ledge wood Place Armonk NY 10504

Section III- DESCRIPTION OF WORK:

proposed one family dwelling

Section III- CONTACT INFORMATION:

APPLICANT: 4 Ledge wood Place LLC
ADDRESS: 200 Summerfield St Scarsdale NY 10583
PHONE: _____ MOBILE: 914 403 2598 EMAIL: jami@spectrumpaintingnyc.com

PROPERTY OWNER: Rino Monteforte
ADDRESS: 52 Wrights Mill Rd Armonk NY 10504
PHONE: _____ MOBILE: 646 261 6111 EMAIL: rino@spectrumpaintingnyc.com

PROFESSIONAL: Joseph Guglielmo Architect
ADDRESS: 124 Rogers Dr. New Rochelle NY 10804
PHONE: _____ MOBILE: 914 804-7157
EMAIL: JGNyarch@gmail.com

Section IV- PROPERTY INFORMATION:

Zone: R-1.5A Tax ID (lot designation) 107.02-2-46



**Town of North Castle
Residential Project Review Committee**

17 Bedford Road Armonk, New York 10504
(914) 273-3542 (914) 273-3554 (fax)

RPRC COMPLETENESS REVIEW FORM

This form represents the standard requirements for a completeness review for all Residential Project Review Committee submissions. Failure to provide all of the information requested will result in a determination that the application is incomplete.

Project Name on Plan:

Initial Submittal Revised Preliminary

Street Location:

Zoning District: _____ Property Acreage: _____ Tax Map Parcel ID: _____

Date: _____

DEPARTMENTAL USE ONLY

Date Filed: _____ Staff Name: _____

Preliminary Plan Completeness Review Checklist

Items marked with a "☒" are complete, items left blank "☐" are incomplete and must be completed, "NA" means not applicable.

- 1. Plan prepared by a registered architect or professional engineer
- 2. Aerial photo (Google Earth) showing the applicant's entire property and adjacent properties and streets
- 3. Map showing the applicant's entire property and adjacent properties and streets
- 4. A locator map at a convenient scale
- 5. The proposed location, use and design of all buildings and structures
- 6. Existing topography and proposed grade elevations
- 7. Location of drives
- 8. Location of all existing and proposed site improvements, including drains, culverts, retaining walls and fences

RPRC COMPLETENESS REVIEW FORM

Page 2

- 9. Description of method of water supply and sewage disposal and location of such facilities
- 10. The name and address of the applicant, property owner(s) if other than the applicant and of the planner, engineer, architect, surveyor and/or other professionals engaged to work
- 11. Submission of a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District
- 12. If a tree removal permit is being sought, submission of a plan depicting the location and graphical removal status of all Town-regulated trees within the proposed area of disturbance. In addition, the tree plan shall be accompanied by a tree inventory includes a unique ID number, the species, size, health condition and removal status of each tree.
- 13. If a wetlands permit is being sought, identification of the wetland and the 100-foot wetland buffer.

More information about the items required herein can be obtained from the North Castle Planning Department. A copy of the Town Code can be obtained from Town Clerk or on the North Castle homepage: <http://www.northcastleny.com/townhall.html>

_____ On this date, all items necessary for a technical review of the proposed site plan have been submitted and constitute a COMPLETE APPLICATION.



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PLANNING DEPARTMENT
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 Director of Planning

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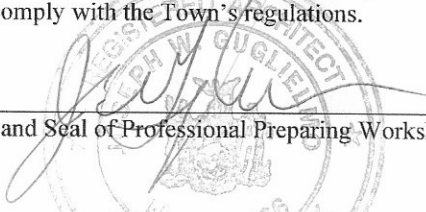
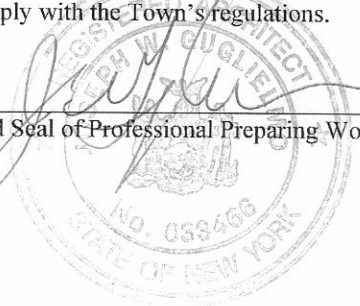
GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: 4 LEDGEWOOD PLACE Date: SEPT 14, 2021
 Tax Map Designation or Proposed Lot No.: 107.02-2-46

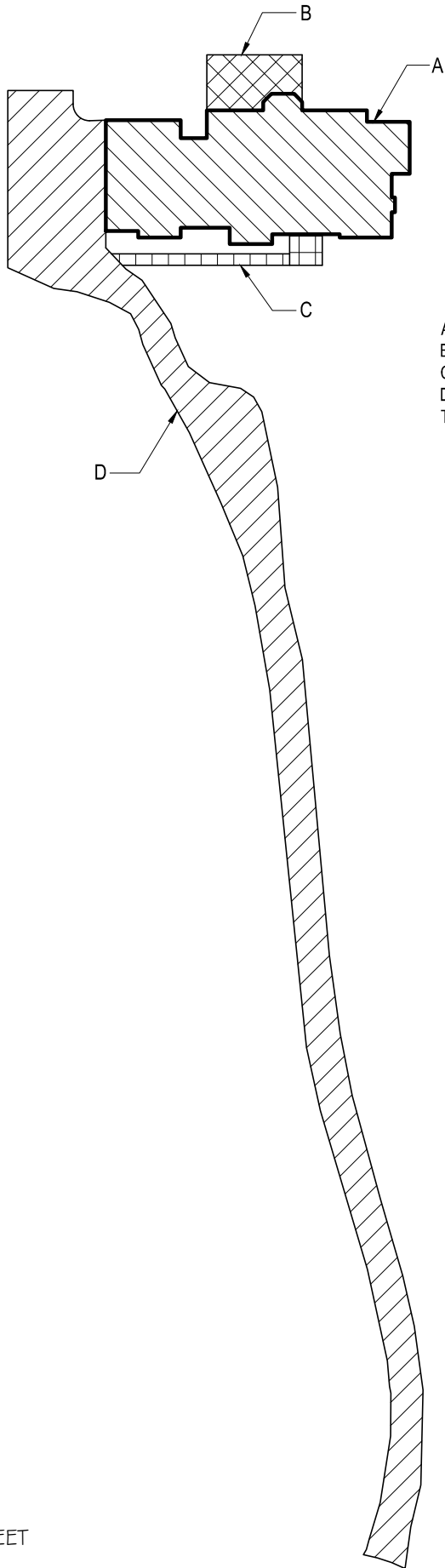
Gross Lot Coverage

1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): 189,626^{sq}
2. Maximum permitted gross land coverage (per Section 355-26.C(1)(b)): 13,270^{sq}
3. BONUS maximum gross land cover (per Section 355-26.C(1)(b)):
 Distance principal home is beyond minimum front yard setback
350 x 10 = 3,500 3,500^{sq}
4. TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 16,770^{sq}
5. Amount of lot area covered by principal building:
0 existing + 3359 proposed = 3359^{sq}
6. Amount of lot area covered by accessory buildings:
0 existing + 0 proposed = 0
7. Amount of lot area covered by decks:
0 existing + 0 proposed = 0
8. Amount of lot area covered by porches:
0 existing + 0 proposed = 0
9. Amount of lot area covered by driveway, parking areas and walkways:
6453 existing + 280 proposed = 6,733^{sq}
10. Amount of lot area covered by terraces:
0 existing + 442 proposed = 442^{sq}
11. Amount of lot area covered by tennis court, pool and mechanical equip:
0 existing + 0 proposed = 0
12. Amount of lot area covered by all other structures:
0 existing + 0 proposed = 0
13. Proposed gross land coverage: Total of Lines 5 – 12 = 10,534^{sq}

If Line 13 is less than or equal to Line 4, your proposal complies with the Town's maximum gross land coverage regulations and the project may proceed to the Residential Project Review Committee for review. If Line 13 is greater than Line 4 your proposal does not comply with the Town's regulations.


 Signature and Seal of Professional Preparing Worksheet


SEPT 14, 2021
 Date



A: Building footprint:	3,359 sq ft
B: Patio:	442 sq ft
C: Front Walk:	280 sq ft
D: Driveway:	<u>6,453 sq ft</u>
Total imp surface:	10,534 sq. ft.



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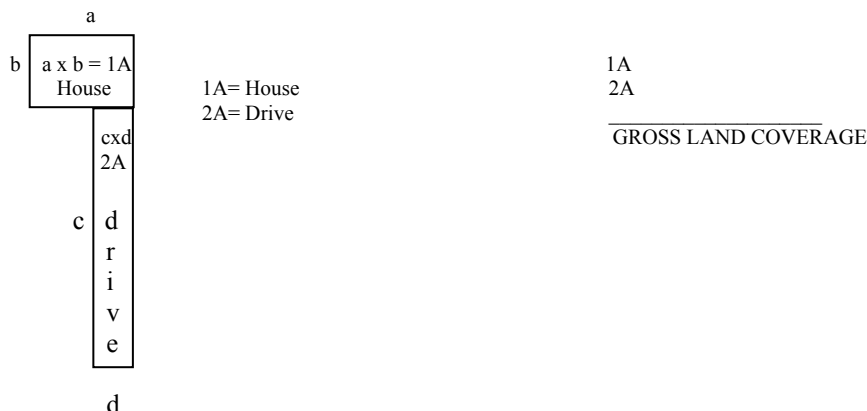
PLANNING DEPARTMENT
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GROSS LAND COVERAGE WORKSHEET

The following format is to be used for all applications for the purpose of demonstrating the gross land coverage of a property as necessary to show compliance with gross land coverage limitations of the Town Code.

1. Scaled worksheets are to be prepared based upon a site plan which represents existing or proposed conditions as applicable to the particular circumstances of the approval being sought. All site plans and worksheets are required to be prepared by a licensed or registered professional in the State of New York.
2. Each component of the gross land coverage is to be divided into simple polygons (squares, rectangles, etc.) each being drawn on the plan. The area of each polygon is to be shown by providing the dimensions and resulting area measurement. Each polygon is to be assigned an identifying label for reference purposes.
3. A summary table for each component is to be completed. The area of each polygon is to be listed by reference label then added, resulting in the gross land coverage for the entire site.
4. Any exception of land coverage from the gross land coverage must be identified on the floor plans and summary tables. The rationale for any exception must accompany the floor area worksheets.
5. A schematic illustration of the format is shown below



LOT AREA, NET – Lot area minus seventy five (75) percent of the area of any wetlands, waterbodies and, watercourses, but excluding any adjacent areas, all as defined in Chapter 209 Wetlands and Drainage, of the Town Code, and the area of any steep slopes, as defined Chapter 213, except that in the case of one-family lots, the deduction for steep slopes shall be only fifty (50) percent.

Lot Size	Maximum Permitted Gross Land Coverage for One-Family Dwelling Lots ¹ (square feet)
Less than 5,000 square feet	50% of the lot area
5,000 to 9,999 square feet	2,500 plus 30% of the lot area in excess of 5,000 square feet
10,000 to 14,999 square feet	4,000 plus 24% of the lot area in excess of 10,000 square feet
15,000 square feet to 0.499 acres	5,200 plus 18% of the lot area in excess of 15,000 square feet
0.5 to 0.749 acres	6,420 plus 15% of the lot area in excess of 0.5 acres
0.75 to 0.999 acres	8,050 plus 12% of the lot area in excess of 0.75 acres
1.0 to 1.999 acres	9,350 plus 9% of the lot area in excess of 1.0 acres
2.0 acres or more	13,270 plus 7.5% of the lot area in excess of 2.0 acres

*Permitted gross land coverage limitations for two-family dwelling lots in the R-2F District shall be twenty five (25) percent greater than that permitted for one-family dwelling lots.

NOTWITHSTANDING ABOVE LIMITATIONS, AN ADDITIONAL 10 SQUARE FEET OF GROSS LAND COVERAGE SHALL BE PERMITTED FOR EACH ONE FOOT OF FRONT YARD SETBACK OF THE PRINCIPAL DWELLING IN EXCESS OF THE MINIMUM FRONT YARD SETBACK REQUIRED.



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PLANNING DEPARTMENT
 Adam R. Kaufman, AICP
 Director of Planning

January 29, 2019
 Telephone: (914) 273-3542
 Fax: (914) 273-3554
www.northcastleny.com

FLOOR AREA CALCULATIONS WORKSHEET


Application Name or Identifying Title: 4 LEDGEWOOD PLACE Date: SEPT 14, 2021

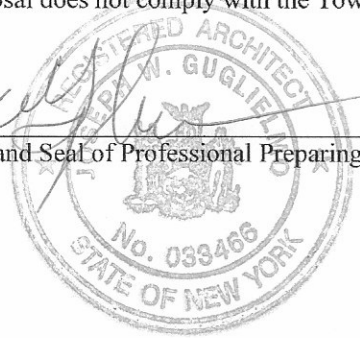
Tax Map Designation or Proposed Lot No.: 107.02-2-46

Floor Area

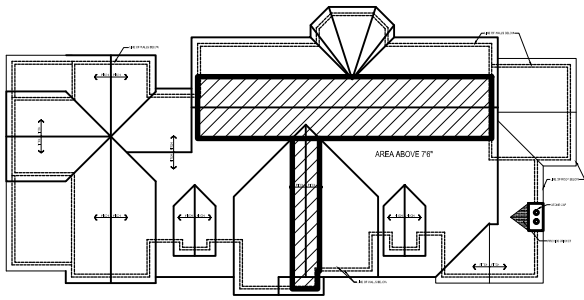
1.	Total Lot Area (Net Lot Area for Lots Created After 12/13/06):	<u>189,626</u> ^{sq}
2.	Maximum permitted floor area (per Section 355-26.B(4)): <u>13607 + 461</u>	<u>14,068</u> ^{sq}
3.	Amount of floor area contained within first floor: — <u>0</u> existing + <u>2,469</u> proposed =	<u>2,469</u> ^{sq}
4.	Amount of floor area contained within second floor: — <u>0</u> existing + <u>2,213</u> proposed =	<u>2,213</u> ^{sq}
5.	Amount of floor area contained within garage: — <u>0</u> existing + <u>790</u> proposed =	<u>790</u> ^{sq}
6.	Amount of floor area contained within porches capable of being enclosed: — <u>0</u> existing + <u>0</u> proposed =	<u>0</u>
7.	Amount of floor area contained within basement (if applicable – see definition): — <u>0</u> existing + <u>0</u> proposed =	<u>0</u>
8.	Amount of floor area contained within attic (if applicable – see definition): — <u>0</u> existing + <u>617</u> proposed =	<u>617</u> ^{sq}
9.	Amount of floor area contained within all accessory buildings: — <u>0</u> existing + <u>0</u> proposed =	<u>0</u>
10.	Proposed floor area: Total of Lines 3 – 9 =	<u>6,089</u> ^{sq}

If Line 10 is less than or equal to Line 2, your proposal **complies** with the Town's maximum floor area regulations and the project may proceed to the Residential Project Review Committee for review. If Line 10 is greater than Line 2 your proposal does not comply with the Town's regulations.

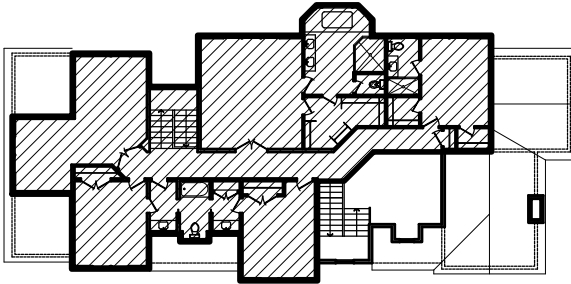

 Signature and Seal of Professional Preparing Worksheet



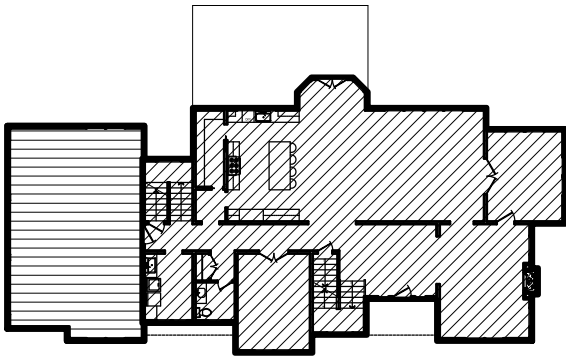
SEPT 14, 2021
 Date



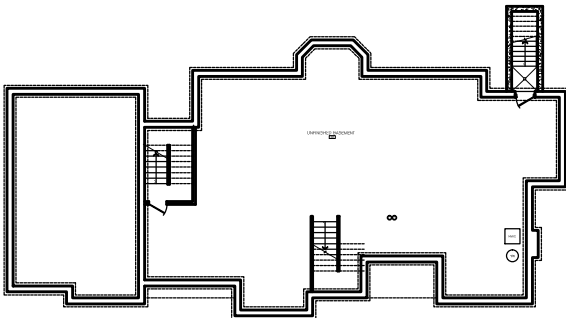
ATTIC: 617 sq. ft.
 (Area with height greater than 7'-6")



SECOND FLOOR: 2,213 sq. ft.



FIRST FLOOR: 2,469 sq. ft.
 GARAGE: 790 sq. ft.



BASEMENT: 0 sq. ft.
 Below Grade



TOWN OF NORTH CASTLE
WESTCHESTER COUNTY
 17 Bedford Road
 Armonk, New York 10504-1898

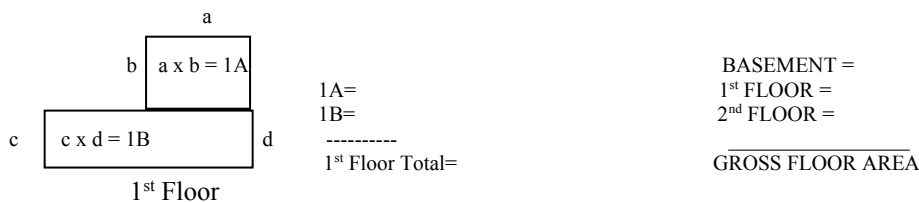
PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

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Fax: (914) 273-3554
www.northcastleny.com

GROSS FLOOR AREA WORKSHEET

The following format is to be used for all applications for the purpose of demonstrating the gross floor area of a building or group of buildings as necessary to show compliance with a building or group of buildings as necessary to show compliance with floor area limitations of the Town Code or as otherwise necessary to illustrate the intended or potential use of a structure.

1. Scaled worksheets are to be prepared based upon floor plans which represent existing or proposed conditions as applicable to the particular circumstances of the approval being sought. All floor plans and worksheets are required to be prepared by a licensed or registered professional in the State of New York.
2. The floor area of each floor is to be divided into simple polygons (squares, rectangles, etc.) each being drawn on the plan. The area of each polygon is to be shown by providing the dimensions and resulting area measurement. Each polygon is to be assigned an identifying label for reference purposes.
3. A summary table for each floor is to be completed. The area of each polygon is to be listed by reference label then added, resulting in the floor area for the entire floor.
4. A similar summary table is to be provided listing the total floor area of each floor within the resulting floor area of each building.
5. Any exception of floor area from the gross floor area must be identified on the floor plans and summary tables. The rationale for any exception must accompany the floor area worksheets.
6. A schematic illustration of the format is shown below.



LOT AREA, NET – Lot area minus seventy five (75) percent of the area of any wetlands, waterbodies and, watercourses, but excluding any adjacent areas, all as defined in Chapter 209 Wetlands and Drainage, of the Town Code, and the area of any steep slopes, as defined Chapter 213, except that in the case of one-family lots, the deduction for steep slopes shall be only fifty (50) percent.

FLOOR AREA, GROSS -- The sum of the horizontal areas of the several stories of the building or buildings, excluding any floor area used for off-street parking or loading purposes (except for one- and two-family residences), measured from the exterior walls or, in the case of a common wall separating two buildings, from the center line of such a common wall, and including any two-story or any enclosed porch, or one having a roof and capable of being enclosed. See the definition of "basement" for exclusion of basement/mechanical areas in nonresidential buildings from "floor area, gross." For one- and two-family residences, any attic space with a floor to ceiling height of 7.5 feet or greater shall be included as part of gross floor area, as shall those portions of any basement with a floor to ceiling height of 7.5 feet or greater if the basement is considered a "story" in accordance with one of the following three alternative measurements:

- A. Where the finished surface of the floor above the basement is more than six feet above average grade.
- B. Where the finished surface of the floor above the basement is more than six feet above the finished ground level for more than 50% of the total building perimeter.
- C. Where the finished surface of the floor above the basement is more than 12 feet above the finished ground level at any point along the building perimeter.

Lot Size	Maximum Permitted Gross Floor Area for One-Family Dwellings and Accessory Buildings ¹ (square feet)
Less than 5,000 square feet	1,875 or 50% of the lot area, whichever is greater
5,000 to 9,999 square feet	2,500 plus 25% of the lot area in excess of 5,000 square feet
10,000 to 14,999 square feet	3,750 plus 20% of the lot area in excess of 10,000 square feet
15,000 square feet to 0.499 acres	4,750 plus 15% of the lot area in excess of 15,000 square feet
0.5 to 0.749 acres	5,768 plus 10% of the lot area in excess of 0.5 acres
0.75 to 0.999 acres	6,856 plus 8% of the lot area in excess of 0.75 acres
1.0 to 1.499 acres	7,727 plus 6% of the lot area in excess of 1.0 acres
1.5 to 1.999 acres	9,034 plus 5% of the lot area in excess of 1.5 acres
2.0 to 3.999 acres	10,122 plus 4% of the lot area in excess of 2.0 acres
4.0 acres or more	13,607 plus 3% of the lot area in excess of 4.0 acres

*Permitted gross floor area for two-family dwellings in the R-2F District shall be one-third (1/3) greater than that permitted for one-family dwellings.

SURVEYOR:

4 LEDGEWOOD PLACE
ARMONK NY, 10504

DATE: APRIL 23, 2020
DRAWN BY: AVM
JOB NO: 042420
SCALE: 1"=30'
FILENAME: 2022_0622 4 LedgeWood

REVISIONS:
8/26/2020
9/30/2020
11/11/2020
9/13/2021
10/20/2021
6/22/2022

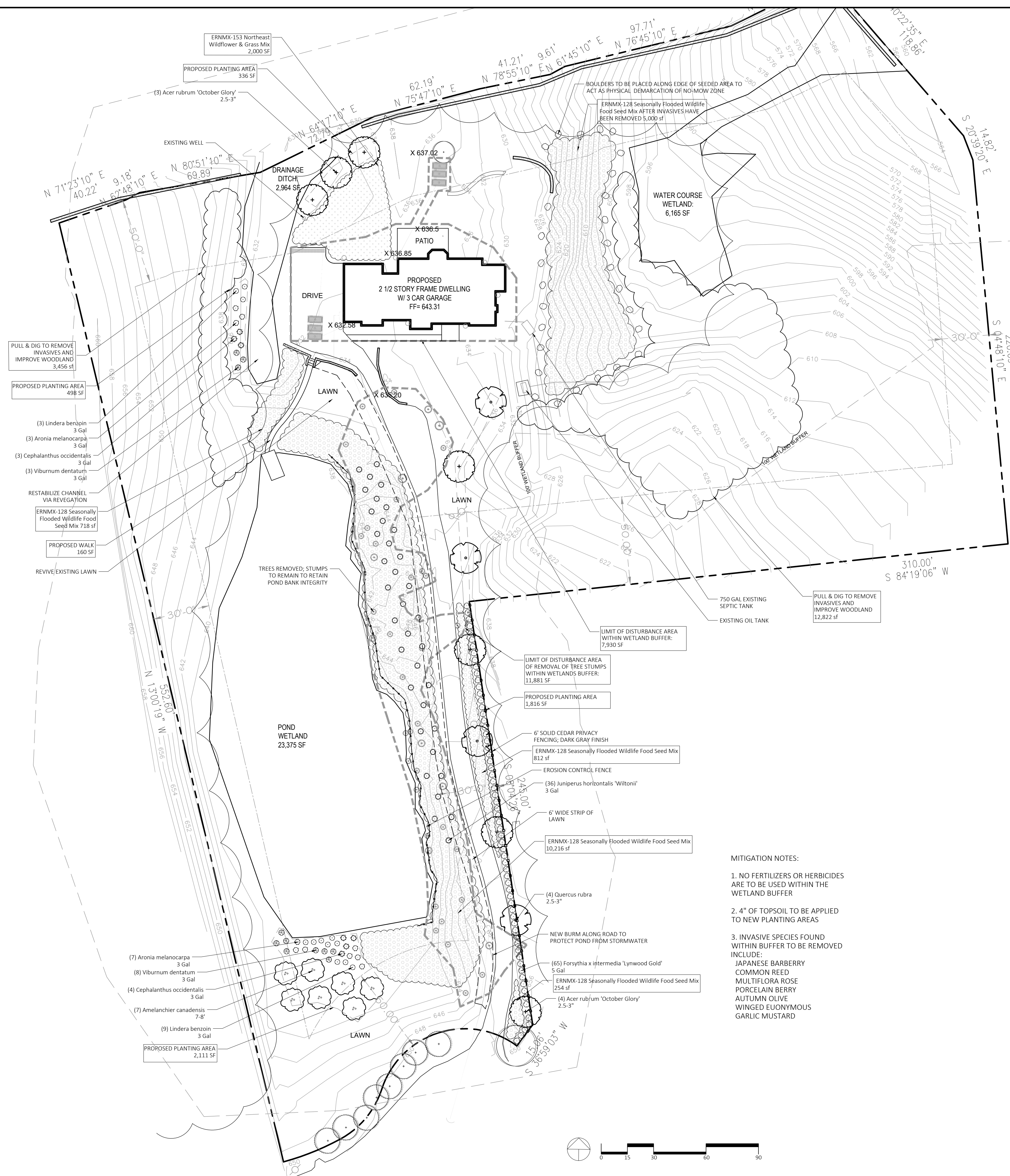


Bythe M Yost ASLA | Registered Landscape Architect

**MITIGATION/
PLANTING
PLAN**

SHEET NO.

L-701



WETLAND BUFFER AREAS OF DISTURBANCE & IMPROVEMENTS

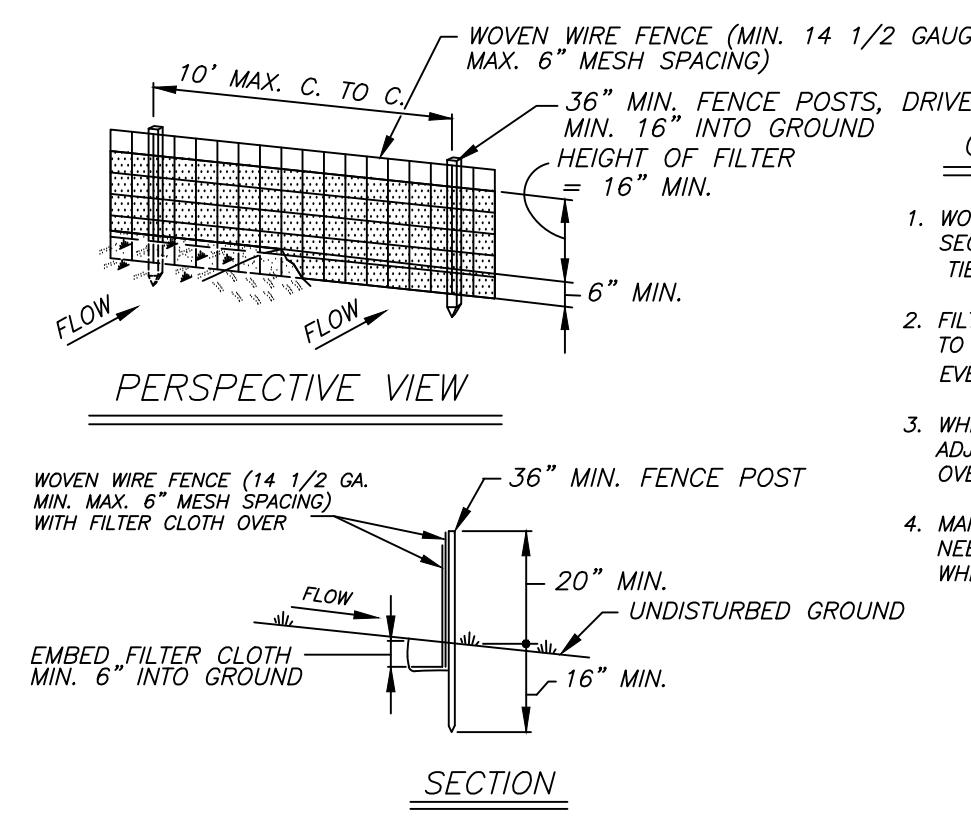
WETLAND TYPE	BUFFER AREA	LIMIT OF DISTURBANCE	IMPROVEMENTS WITHIN BUFFER
POND WETLAND	23,375 SF	LIMIT OF DISTURBANCE OUTSIDE WETLAND BUFFER: NONE	AREA OF PROPOSED PLANTINGS WITHIN WETLAND BUFFER: 4,761 SF
DRAINAGE DITCH WETLAND	2,964 SF	PROPOSED 2.5 STORY HOUSE DISTURBANCE WITHIN WETLAND BUFFER: 7,930 SF	AREA OF RESTABILIZER SEED MIX ERINMX-128 SEASONALLY FLOODED WILDLIFE FOOD SEED MIX: 17,000 SF
WATER COURSE WETLAND	6,165 SF	LIMIT OF DISTURBANCE AREA OF THE 42 REMOVED TREES WITHIN WETLAND BUFFER: 11,881 SF	AREA OF NORTHEAST WILDFLOWER & GRASS MIX ERINMX-153: 2,000 SF
		PPD WALKWAY TO DOCK: 160 SF	AREA OF INVASIVE REMOVAL & WOODLAND IMPROVEMENTS: 16,278 SF
		DISTURBANCE WITHIN BUFFER: 19,971 SF	40,039 SF (39,942 REQUIRED FOR 2:1)
	136,577 SF		

WETLAND BUFFER IMPROVEMENT PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES				
7	Acer rubrum 'October Glory'	October Glory Red Maple	2.5-3" Cal	
4	Quercus rubra	Red Oak	2.5-3" Cal	
7	Amelanchier canadensis	Serviceberry	7-8"	Multi-Stem
SHRUBS				
10	Aronia melanocarpa	Black Chokeberry	3 Gallon	
7	Cephalanthus occidentalis	Button Bush	3 Gallon	
36	Juniperus horizontalis 'Wiltoni'	Creeping Juniper	1 Gallon	
65	Forsythia x intermedia 'Lynwood Gold'	Forsythia	5 Gallon	
12	Linder benzoin	Spice Bush	3 Gallon	
11	Viburnum dentatum	Arrowwood Viburnum	3 Gallon	
SEED MIX				
9 LBs	17,000 SF of ERINMX-128 by Ernst Seeds	Seasonally Flooded Wildlife Food Mix	1 LB Bag per 2,000SF	
1 LBs	2,000 SF of ERINMX-153 by Ernst Seeds	Northeast Wildflower and Grass Mix	1 LB Bag per 2,000SF	

PLANT IMAGES

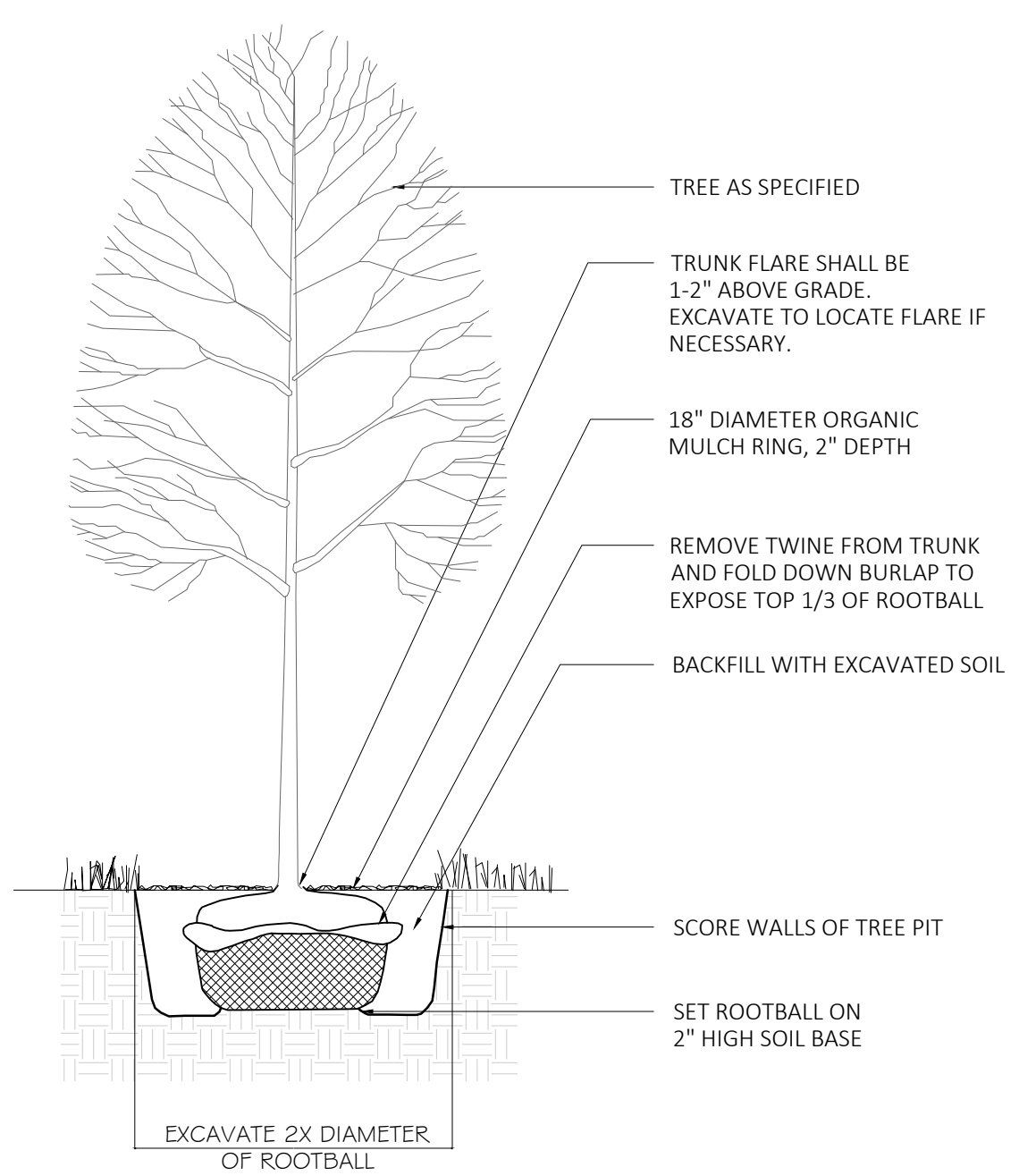




CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- POSTS: STEEL EITHER "1" OR "1 1/2" TYPE OR 2" HARDWOOD.
FENCE: WOVEN WIRE 14 1/2 GA. 6" MAX. MESH OPENING.
FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUAL.
PREFABRICATED UNIT: GEOFAB, ENVROFENCE, OR APPROVED EQUAL.

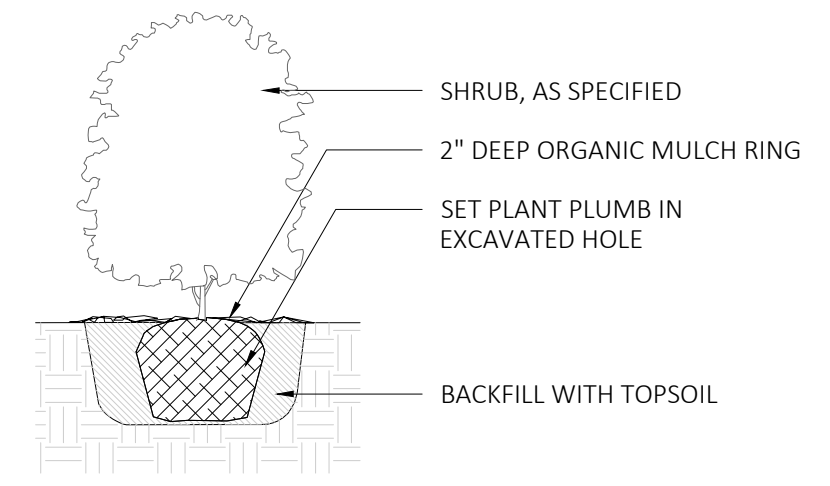
WIRE REINFORCED SILT FENCE
NTS



NOTES:

- SET TREE PLUMB.
- DO NOT STAKE UNLESS DIRECTED TO DO SO BY LANDSCAPE ARCHITECT
- REMOVE COMPLETELY ANY NON-BIODEGRADABLE MATERIALS BINDING THE ROOTBALL.
- REMOVE WIRE BASKET COMPLETELY IF ROOTBALL WILL BARE. OTHERWISE, CLIP AND PEEL BACK WIRE BASKET AT LEAST ONE THIRD OF THE WAY FROM THE TOP OF THE ROOTBALL.
- SATURATE SOIL WITHIN SIX (6) HOURS OF PLANTING AND WATER AS NECESSARY UNTIL IRRIGATION IS INSTALLED.
- DO NOT ADD ANY SOIL AMENDMENTS OTHER THAN COMPOST UNLESS DIRECTED TO BY LANDSCAPE ARCHITECT.
- DO NOT ADD ANY SOIL OR MULCH AGAINST TRUNK OF TREE. IF ROOT FLARE IS NOT EXPOSED, REMOVE SOIL AND EXPOSE.

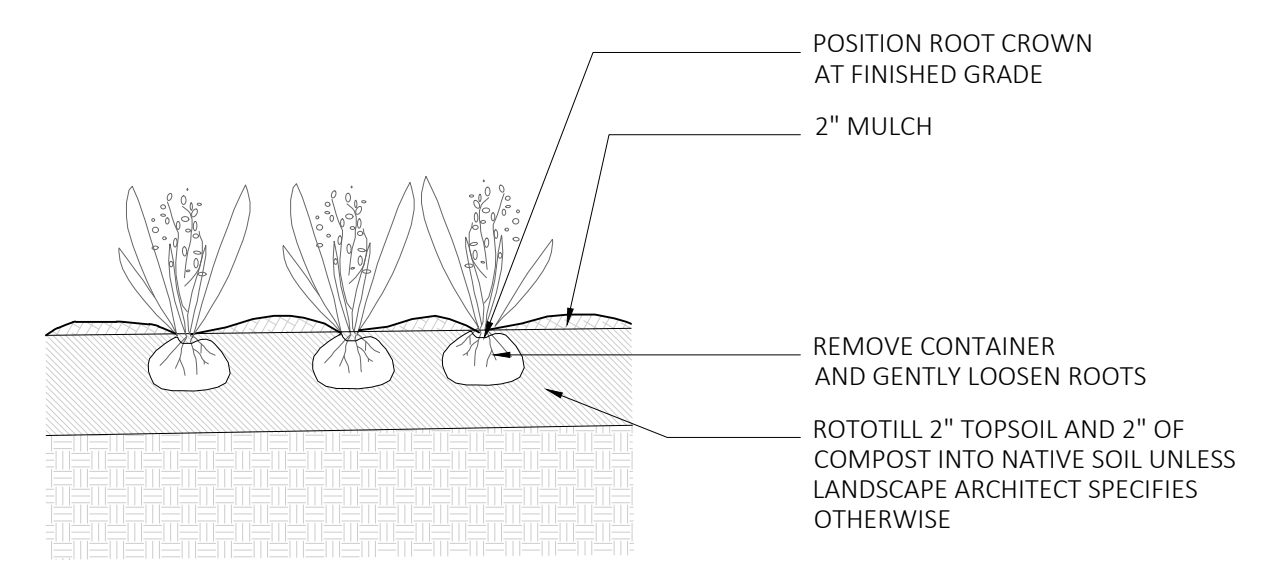
2 DECIDUOUS TREE PLANTING
SCALE: 1/4"=1'



NOTES:

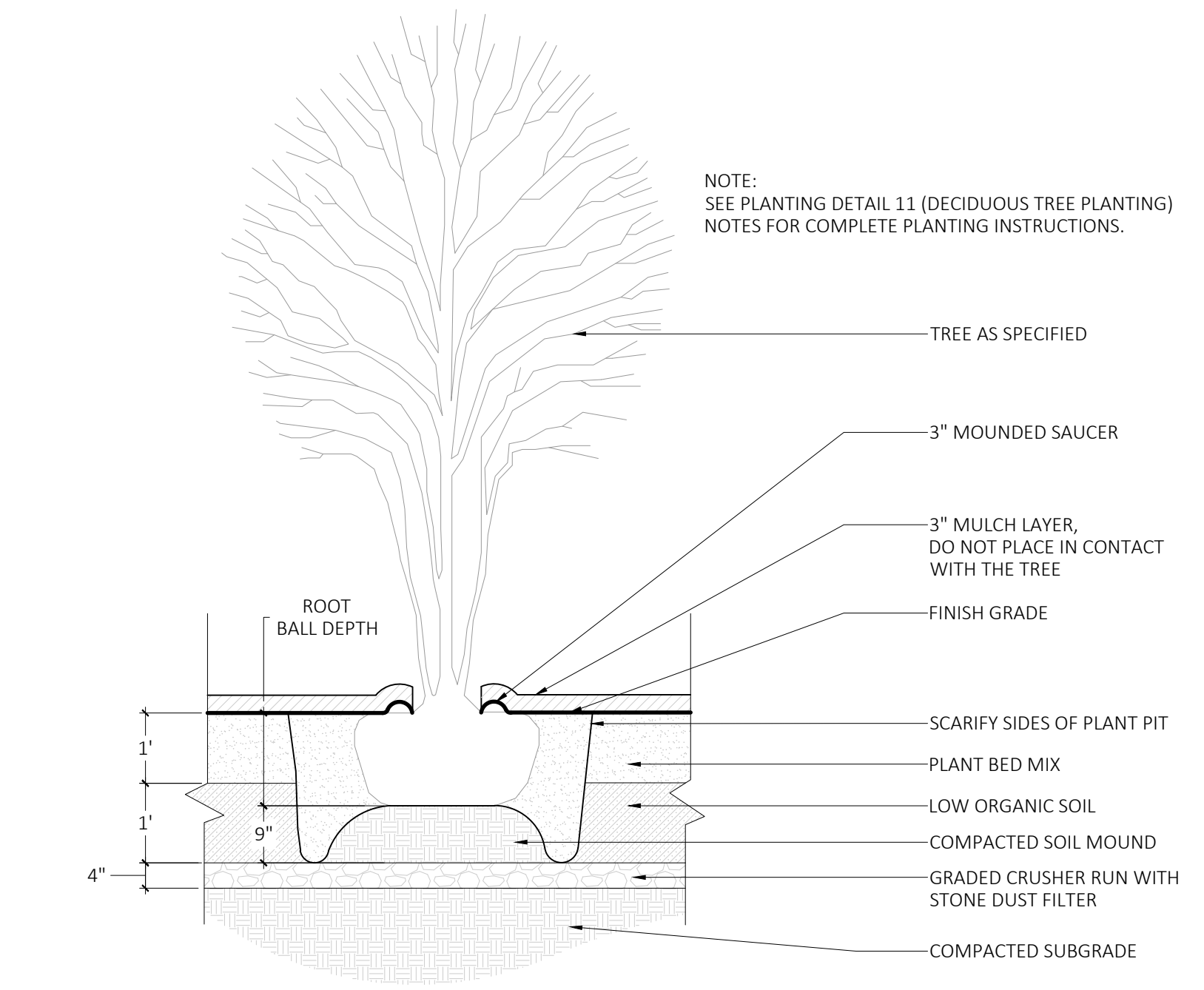
- FOR B & B PLANT MATERIAL, REMOVE ALL TWINE AND ROLL BACK BURLAP FROM TOP 1/2 OF BALL. IF ANY MATERIALS USED TO BIND THE ROOTBALL ARE NON-BIODEGRADABLE, REMOVE COMPLETELY INCLUDING WIRE BASKET.
- FOR CONTAINER GROWN PLANT MATERIAL, REMOVE CONTAINER. TO HELP PREVENT LOOSENING OF SOIL AND SCARIFY BALL TO HELP PREVENT GIRDLING ROOTS.
- SATURATE SOIL WITHIN SIX (6) HOURS OF PLANTING, AND WATER AS NECESSARY UNTIL IRRIGATION IS INSTALLED.
- NO MULCH OR SOIL SHOULD BE PLACED AGAINST THE PLANT'S TRUNK.

3 SHRUB PLANTING
SCALE: 1/2"=1'



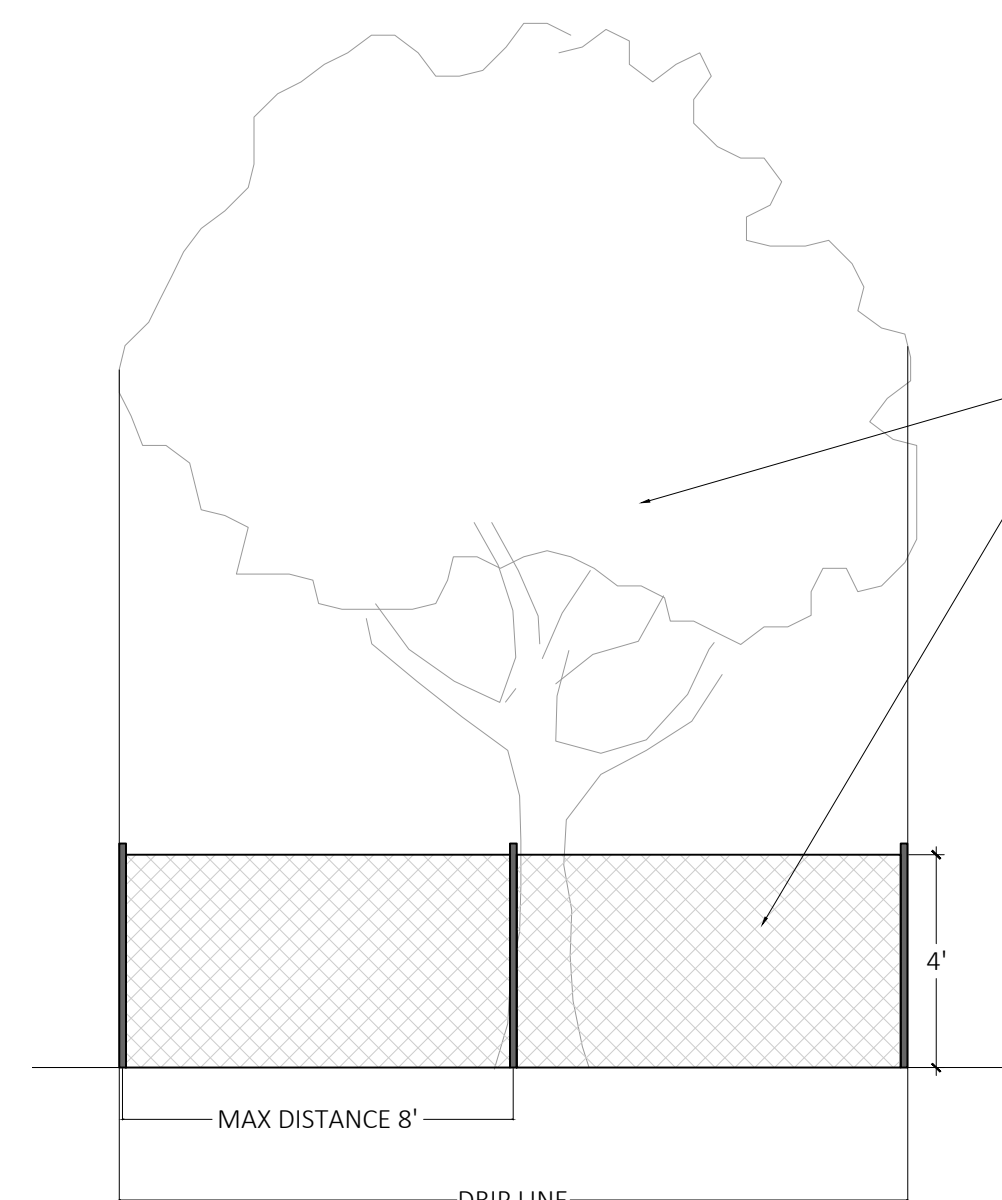
4 GROUNDCOVER PLANTING
SCALE: 1/2"=1'

1 SILT FENCE - EROSION CONTROL
SCALE: NOT TO SCALE



NOTE:
SEE PLANTING DETAIL 11 (DECIDUOUS TREE PLANTING) NOTES FOR COMPLETE PLANTING INSTRUCTIONS.

5 MULTISTEM TREE PLANTING
SCALE: 1/2"=1'



NOTES:

- ORANGE BARRIER FENCING SHALL BE USED TO PROTECT ALL EXISTING TREES AND ROOT ZONES.
- FENCING SHALL CREATE A ZONE OF PROTECTION WITH A MINIMUM RADIUS OF 1' FROM TREE TRUNK FOR EVERY 1" OF TRUNK DIAMETER (I.E. 12" DBH TREE=12' RADIUS ROOT ZONE PROTECTION)
- NO CONSTRUCTION MATERIALS OR DEBRIS SHALL BE STORED INSIDE OF THE FENCING.
- THE FENCING SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, AND SHALL BE REMOVED WHEN CONSTRUCTION IS COMPLETE.
- THE OWNER SHALL BE INFORMED IMMEDIATELY OF ANY DAMAGE TO EXISTING TREES TO BE PRESERVED, INCLUDING BARK AND BRANCH DAMAGE.

6 TREE PROTECTION
SCALE: 1/4"=1'



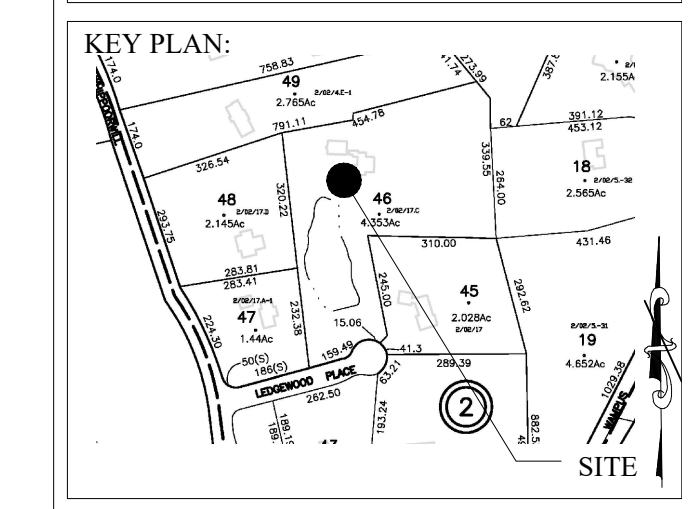
ROLLANO ENGINEERING, P.C.
 411 THEODORE FREMID AVE.
 SUITE 206 RYE, NY 10580
 phone: 914.925.3584 fax: 914.925.3434
 RollanoEngineers@aol.com

NOTE:
 PLANS ARE NOT TO BE SCALED. CONTRACTOR IS TO MAKE NO ASSUMPTIONS WITH REGARD TO THESE DRAWINGS. ANY ADDITIONAL INFORMATION OR DIMENSIONS REQUIRED TO PROPERLY ESTIMATE OR ERECT THIS PROJECT WILL BE SUPPLIED BY THE ENGINEER UPON REQUEST. CONTRACTOR SHALL VERIFY IN THE FIELD ALL DIMENSIONS AND CONDITIONS INDICATED ON THIS DRAWING AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS SHOULD BE REPORTED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THESE DRAWINGS SHALL NOT BE ALTERED WITHOUT THE CONSENT AND KNOWLEDGE OF THE ENGINEER. ALL REPRODUCTION RIGHTS RESERVED. REPRODUCTION WITHOUT PERMISSION IS PROHIBITED.

MUNICIPALITY:
 TOWN OF NORTH CASTLE
 PROPERTY INDEX:
 SECTION: 107.02
 BLOCK: 02
 LOT: 46
 ZONE: R-2A

NO.	ISSUED FOR	DATE
2	STORM WATER REVIEW	05/13/22
1	STORM WATER REVIEW	08/24/21

REVISIONS		
NO.	ISSUED FOR	DATE
2	STORM WATER REVIEW	05/13/22
1	STORM WATER REVIEW	08/24/21



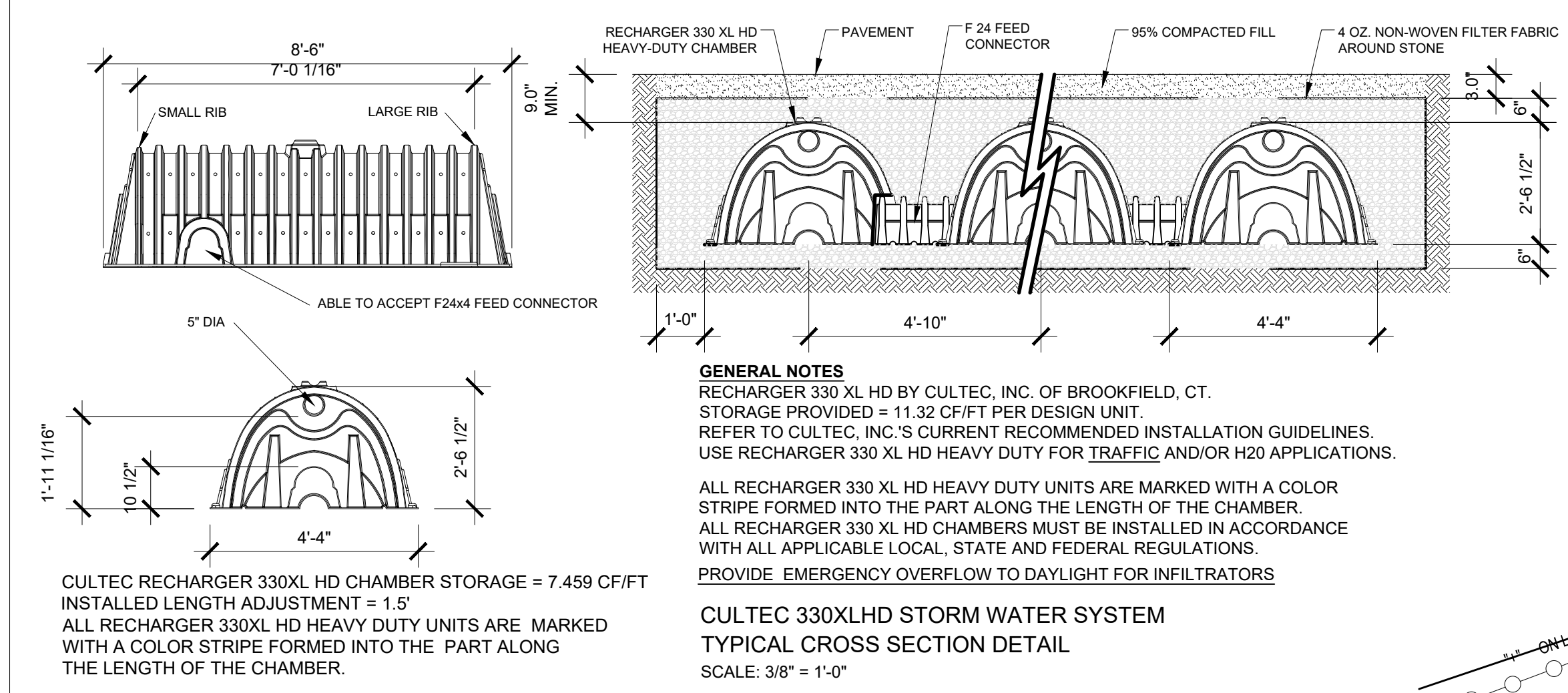
SCOPE OF WORK:
 PROPOSED LOCATION OF NEW ONE-FAMILY DWELLING

PROJECT LOCATION:
 4 LEDGEWOOD PLACE
 ARMONK, NEW YORK

SHEET TITLE:
 SITE PLAN
 STORM WATER CALCULATIONS,
 AND LEGEND

PROJECT #: 21-082421
 SCALE: AS NOTED
 DATE: 05/13/22
 DRAWN BY: JOSEPH PATERNO, LEED AP
 REVIEWED BY: LOUIS E. ROLLANO, P.E.

STATE OF NEW YORK
 LEED PROFESSIONAL ENGINEER
 SHEET NO.: **S-1.0**
 SHEET: 1 OF 2



STORM WATER DRAINAGE CALCULATIONS

Information to comply with the following:
 Stormwater Management
 Westchester County, New York
 Best Management Practices Manual Series

IMPERVIOUS LOT COVERAGE:
 PROPOSED BUILDING ROOF: 3329 S.F.
 PROPOSED REAR PATIO: 442 S.F.

Address: 4 LEDGEWOOD ARMONK, N.Y.
 Deep hole test verified November 27, 2019
 Test holes was presoaked on November 26, 2019
 Percolation test was performed on November 26, 2019
 Test holes @ 12" @ 24" deep
 Weather: clear (no rain)
 Temperature: 70°
 Ground condition: Dry

TOTAL IMPERVIOUS SURFACES AREA= 3771 sf

Measure time for the water level to drop exactly one (1) inch or thirty (6) minutes. Refill to original level and repeat until approximately equal results are obtained on successive tests.

Perc Test #1 start time: 11:53 end time: 11:59 total drop of 1" in: 6 min.

Perc Test #2 start time: 12:00 end time: 12:06 total drop of 1" in: 6 min.

Perc Test #3 start time: 12:10 end time: 12:16 total drop of 1" in: 6 min.

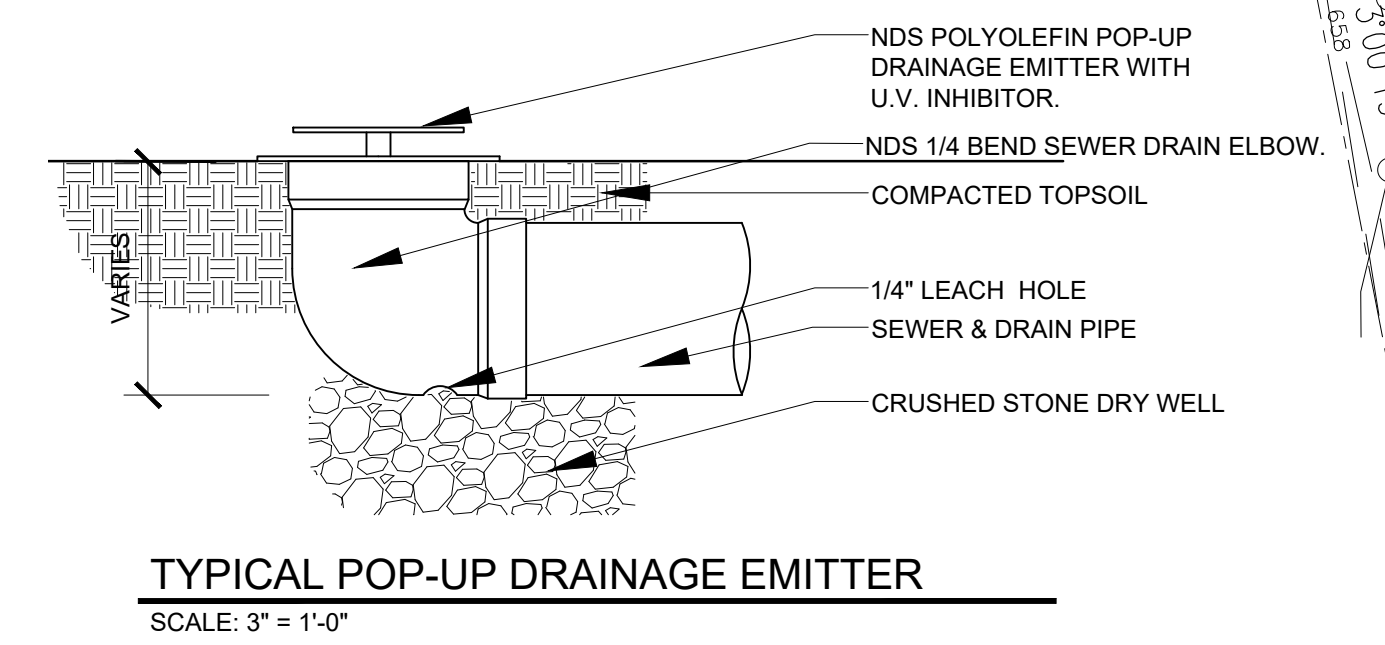
Average drop is 1" in 6 min.

Given:
 1. 12" Ø hole
 2. Drop AVG. IN 8 MIN = 3"
 3. Perc Rate: 8/3= 2.6 mpi
 4. Davg: 8 min.

MINUTES PER INCH:
 Divide the time interval by the drop in water level to determine the percolation rate in minutes per inch (MPI).

STORAGE PROVIDED WITHIN ENTIRE CULTEC STORMWATER SYSTEM:
 BED DEPTH: 3.54 FT
 TOTAL AREA: 75.16 S.F.
 VOLUME OF EFFECTIVE (NOT INCLUDED ADDITIONAL COVER) 266.19 C.F.
 PERIMETER OF BED: 25.66 FT
 TOTAL STORAGE WITHIN CULTEC RECHARGER 330XLHD CHAMBERS AND FEED CONNECTORS: 63 C.F.
 TOTAL STONE REQUIRED: 203 C.F.
 STORAGE PROVIDED WITHIN STONE: 81.12 C.F.
 TOTAL STORAGE WITHIN CULTEC STORMWATER SYSTEM: 145 C.F.

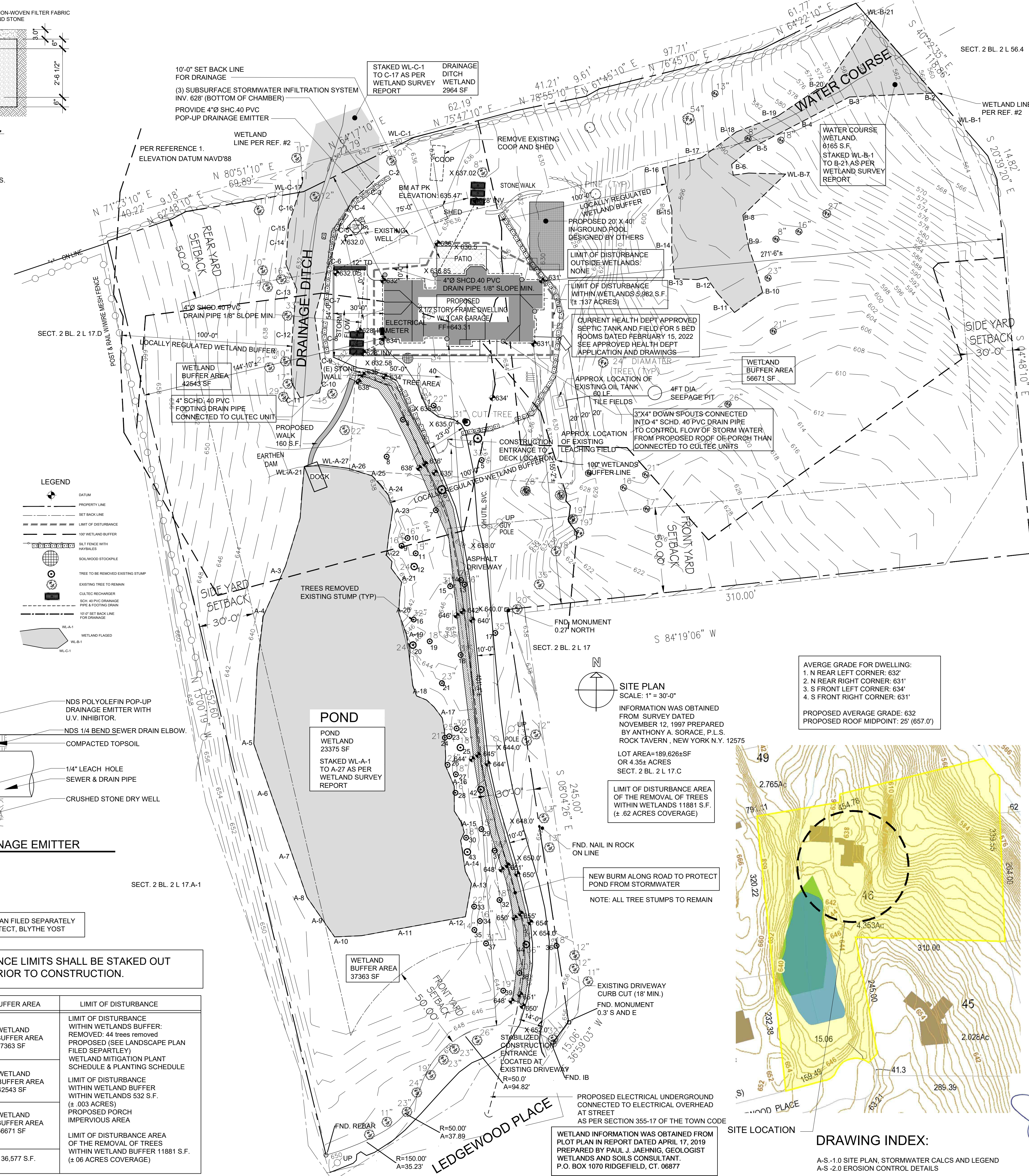
- Select Design Storm:
 Design Storm system: 25 year storm, 24 hour NRCC Extreme Precipitation in NY: 6.46 inches
- Select type of subsurface disposal system:
 Infiltration System:
 Recharger 330 xl hd by cultec, inc. of brookfield, ct. storage provided = 145 cft/ per design unit.
- Determine soil percolation rate:
 a. Area of percolation (Ap):
 (1) Area of cylinder (Ac)
 $Ac = \pi d \text{ (hole Ø)}$
 $Ac = 3.14 \text{ (67")}$
 $Ac = 2.09 \text{ ft}^2$
 (2) Bottom Area (Ab)
 $Ab = \pi R^2$
 $Ab = (3.14)(0.5)^2$
 $Ab = 0.785 \text{ ft}^2$
 Therefore:
 $Ap = Ac + Ab$
 $Ap = 2.09 + 0.785$
 $Ap = 2.875 \text{ ft}^2$
 b. Volume of Percolation (Vp):
 $Vp = Ab \times \text{Davg}$
 $Vp = 0.785 \times (1.112 \text{ in/ft})$
 $Vp = 0.785 \times 0.08 \text{ ft}$
 $Vp = 0.065 \text{ ft}^3$
 c. Soil Perc Rate (Sr)
 $Sr = Vp / Ap / \text{Time}$
 $Sr = 0.065 / 2.875 / 6 \text{ min.}$
 $Sr = 0.0037 \text{ ft}^3 / \text{ft}^2 / \text{min.}$
 $Sr = 0.0037 \times 60 \text{ min/hr} \times 24 \text{ hr/day}$
 $Sr = 5.43 \text{ ft}^3/\text{ft}^2/\text{day}$
 $Sr = \text{Reduce by 25% (clogging factor):}$
 $Sr = 5.43 \times 25\%$
 $Sr = 4.07 \text{ ft}^3/\text{ft}^2/\text{day}$
- Calc Req Storage Volume:
 25 year, 24hr Rainfall = 6.46"
 Proposed Cn = 98
 Excess Runoff from 25 yr storm
 Proposed Cn= 98; Er= 6.46"
 Existing (lawn) Cn=60; Er=2.42"
 $Aer = 6.46 - 2.42 = 4.04"$
 $Aer = 4.04"$
 $Vreq(\text{storage}) = Aer \times Area$
 $Vreq = 4.04" \times 1.112" \times 3771 \text{ s.f.}$
 $Vreq(\text{storage}) = 1270 \text{ ft}^3$
- Calculate volume per drywell
 $Vw = \pi R^2 \times \pi D$
 Given: Volume of 330xhd (Cultec chamber):
 $Vc \text{ (from cultec info sheet)} = 145 \text{ ft}^3/\text{unit}$
- Calculate 24hr percolation volume per drywell (Vp)
 Volume of 330xhd (Cultec chamber):
 $Vc \text{ (from cultec info sheet)} = 145 \text{ ft}^3/\text{unit}$
 Perc Volume per Chamber (Pv)
 $Vp = (Vc) \times (Sr/25\%)$
 $Vp = 145 \text{ ft}^3 \times 4.07 \text{ ft}^3/\text{ft}^2/\text{day}$
 $Vp = 590.15 \text{ ft}^3$
- Calculate the total 24-hour volume per drywell (Vt)
 $Vt = \text{Volume of drywell (Vw)} + \text{Percolation Volume (Vp)}$
 $Vt = 145 \text{ ft}^3 + 322.58 \text{ ft}^3$
 $Vt = 468 \text{ ft}^3$
- Determine number of drywells required (DWR)
 $DWR = \text{required volume of storage (Vs)} / \text{total volume per drywell (Vt)}$
 $DWR = Vs(\text{storage}) / 1270 \text{ ft}^3$
 $Vt \text{ (chamber)} 468 \text{ ft}^3$
 Use: 3 units

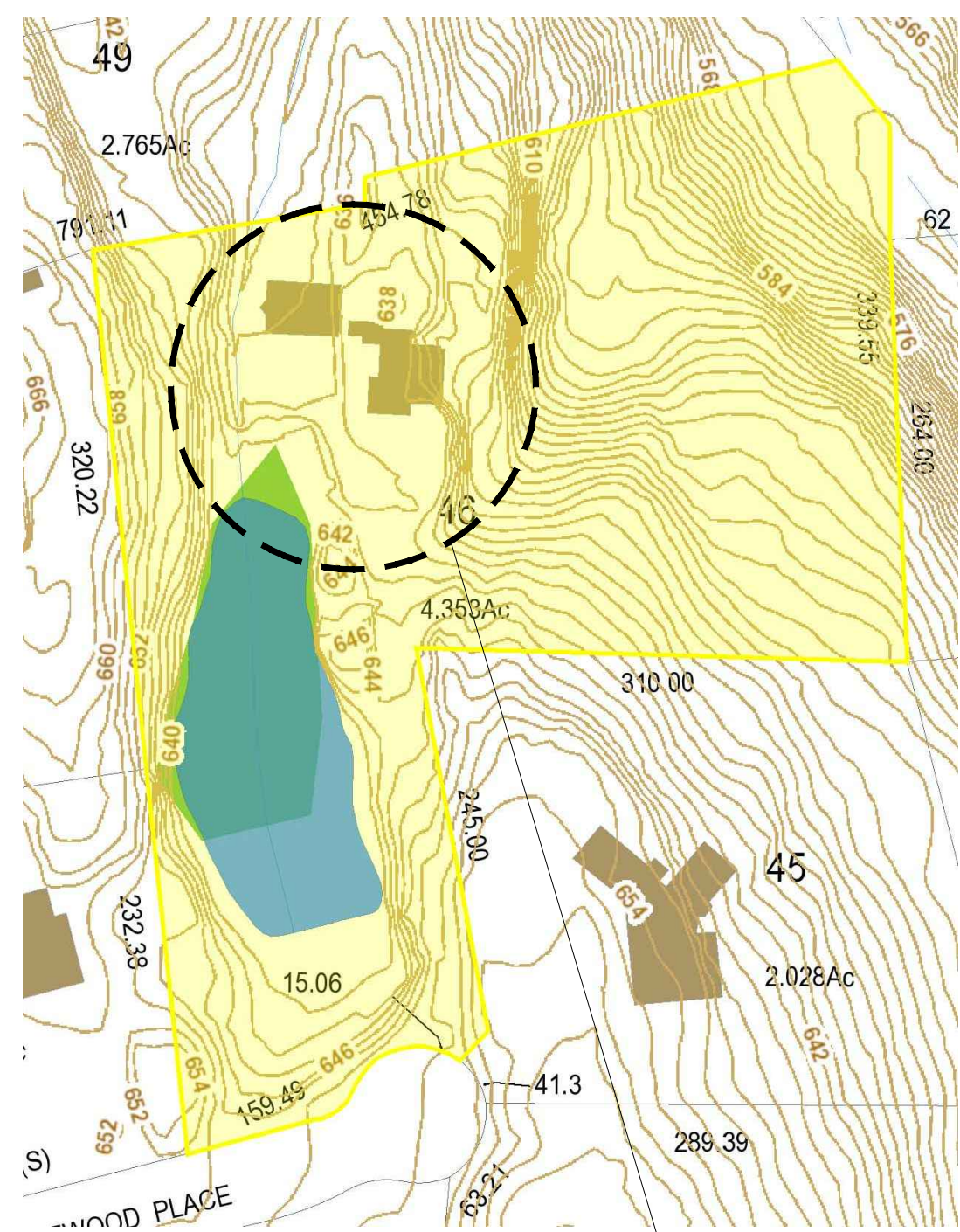


REFER TO LANDSCAPE PLAN FILED SEPARATELY FROM LANDSCAPE ARCHITECT, BLYTHE YOST

THE DISTURBANCE LIMITS SHALL BE STAKED OUT IN THE FIELD PRIOR TO CONSTRUCTION.

WETLAND	BUFFER AREA	LIMIT OF DISTURBANCE
POND WETLAND 23375 SF	WETLAND BUFFER AREA 37363 SF	LIMIT OF DISTURBANCE WITHIN WETLANDS BUFFER: REMOVED: 44 trees removed PROPOSED (SEE LANDSCAPE PLAN FILED SEPARTLEY) WETLAND MITIGATION PLANT SCHEDULE & PLANTING SCHEDULE
DRAINAGE DITCH WETLAND 2964 SF	WETLAND BUFFER AREA 42543 SF	LIMIT OF DISTURBANCE WITHIN WETLAND BUFFER WITHIN WETLANDS 532 S.F. (± 003 ACRES)
WATER COURSE WETLAND 6165 S.F.	WETLAND BUFFER AREA 56671 SF	PROPOSED PORCH IMPERVIOUS AREA
32,504 S.F.	136,577 S.F.	LIMIT OF DISTURBANCE AREA OF THE REMOVAL OF TREES WITHIN WETLAND BUFFER 11881 S.F. (± 06 ACRES COVERAGE)





EROSION CONTROL NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SEDIMENT TRAPS SHALL BE CLOSELY MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENGINEER. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED ON A REGULAR BASIS, AND AFTER EACH HEAVY RAIN TO INSURE PROPER OPERATION AS DESIGNED. AN INSPECTION SCHEDULE SHALL BE SET FORTH PRIOR TO THE START OF CONSTRUCTION.
- THE LOCATIONS AND THE INSTALLATION TIMES OF THE SEDIMENT CAPTURING STANDARDS SHALL BE AS ORDERED BY THE ENGINEER, AND IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THIS MANUAL.
- ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE OR FILL AREA. ALL TOPSOIL REQUIRED FOR FINAL GRADING AND STORED ON SITE SHALL BE LIMED, FERTILIZED, TEMPORARILY SEEDED AND MULCHED WITH 14 DAYS.
- ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 21 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING. MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER. DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.
- ALL DISTURBED AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL.
- THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
- SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT EDITION OF "WESTCHESTER COUNTY BEST MANAGEMENT PRACTICES MANUAL FOR EROSION AND SEDIMENT CONTROL".
- ALL DESIGNATED TREES SHALL BE PROTECTED DURING THE CONSTRUCTION PERIOD, EXCEPT THOSE DESIGNATED TO BE REMOVED. TREE PROTECTION SHALL BE IN ACCORDANCE WITH THE WESTCHESTER COUNTY BEST MANAGEMENT PRACTICES MANUAL.

SITE LOCATION

EROSION AND SEDIMENT CONTROL INSPECTIONS:

- AN INITIAL INSPECTION PRIOR TO THE PLAN APPROVAL.
- AN EROSION AND SEDIMENT CONTROL INSPECTION TO ENSURE THAT EROSION AND SEDIMENT CONTROL PRACTICES ARE IN ACCORD WITH THE APPROVED PLAN.
- AN INSPECTION PRIOR TO BACKFILLING ANY UNDERGROUND DRAINAGE OR STORMWATER CONVEYANCE STRUCTURES.
- A FINAL INSPECTION WHEN ALL WORK, INCLUDING CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES AND PERMANENT SOIL STABILIZATION, HAS BEEN COMPLETED.

CONSTRUCTION INSPECTION SCHEDULE:

- PRE INSPECTION OF THE LAND AREA TO BE EFFECTIVE.
- INSPECTION OF THE HAYBALES, SILT FENCE AND ETC.
- FOOTING INSPECTION
- STOCKPILE INSPECTION
- FINAL GRADE & VEGETATION INSPECTION

SPECIFICATIONS:

CONDITIONS:

- ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THE TOWN OF NORTH CASTLE BUILDING CODE, & THE NEW YORK STATE UFPBC AND ALL OTHER APPLICABLE ORDINANCES, REGULATIONS, AND STANDARDS REQUIRED.
- ALL MANUFACTURED ITEMS SHALL BE INSTALLED OR APPLIED AS DIRECTED BY THE MANUFACTURERS RECOMMENDATIONS.
- CONTRACTOR TO INCLUDE ALL MATERIALS, LABOR, INCIDENTALS AND SERVICES FOR SATISFACTORY COMPLETION OF THE WORK.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING THE WORK.
- CONTRACTOR SHALL PERFORM ALL WORK REQUIRED FOR THE TOTAL COMPLETION OF THE PROJECT, WHETHER OR NOT INDICATED ON THE DRAWINGS. THE INTENTION OF THE DRAWINGS IS FOR A COMPLETE AND PROPER FUNCTIONING OF THE ENTIRE PROJECT.

INSURANCE:

- CONTRACTOR, AND HIS SUBCONTRACTORS, SHALL MAINTAIN WORKMEN'S COMPENSATION INSURANCE AS WELL AS ADEQUATE LIABILITY INSURANCE DURING THE ENTIRE LENGTH OF THE JOB.
- OWNER SHALL PROVIDE ADEQUATE PROPERTY INSURANCE ON VALUE OF THE CONSTRUCTION, INCLUDING FIRE & VANDALISM.

PERMITS & SURVEYS

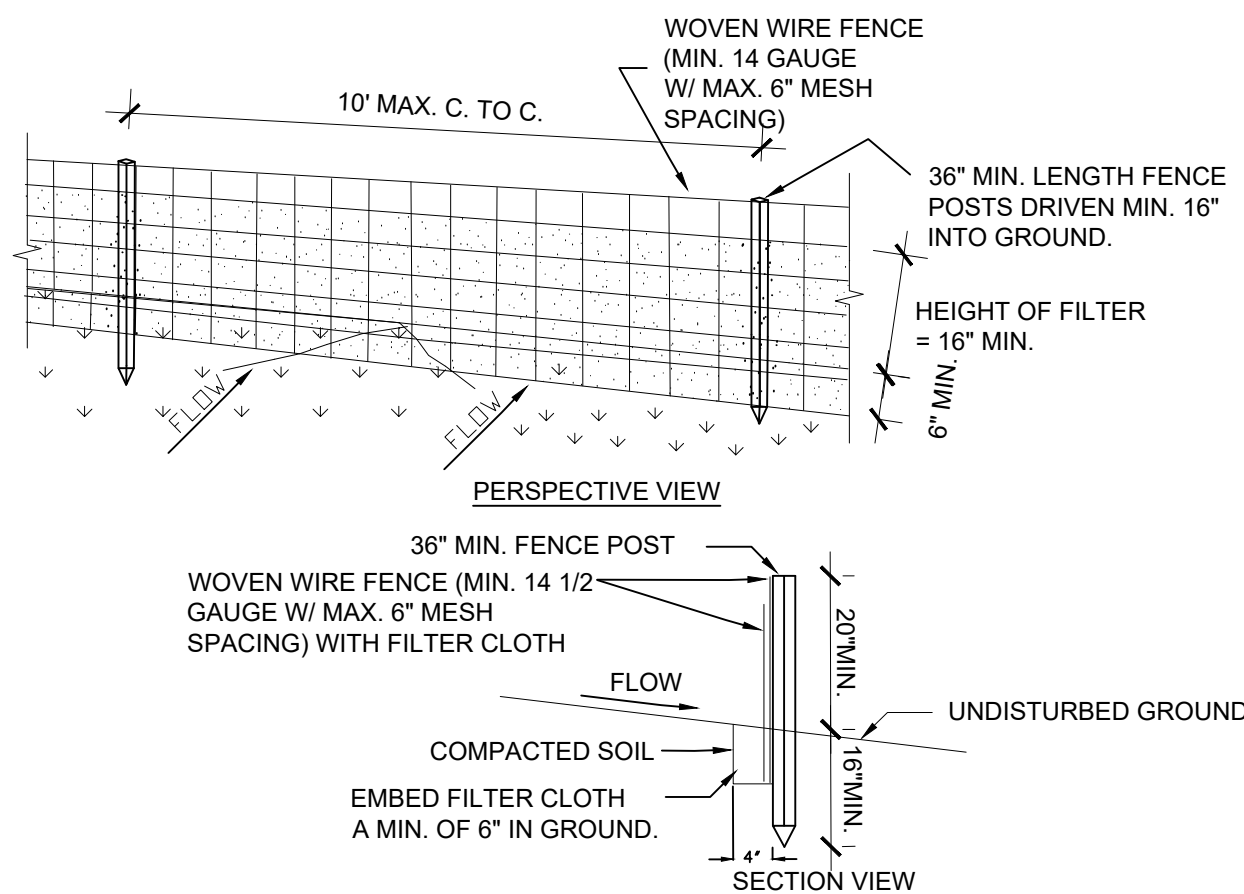
- CONTRACTOR SHALL FURNISH ALL PERMITS, LICENSES AND APPROVALS NECESSARY TO COMPLETE THE WORK.
- BUILDING SHALL BE STAKED OUT BY A LICENSED SURVEYOR WHO SHALL FILE A FINAL SURVEY AT THE COMPLETION OF WORK.
- CONTRACTOR SHALL PROVIDE THE OWNER WITH A CERTIFICATE OF OCCUPANCY UPON COMPLETION OF WORK.

SITE MAINTENANCE:

- JOB SITE TO BE KEPT CLEAN AT ALL TIMES. TRASH TO BE REMOVED FROM THE SITE WEEKLY OR STORED IN APPROVED DUMPSTER UNTIL FULL THAN CARTED AWAY FROM THE SITE.
- CARE SHALL BE TAKEN TO PROTECT THE TREES ON THE PROPERTY FROM THE METHODS AND MANNERS OF CONSTRUCTION. TRAFFICKING AND STORAGE OF MATERIALS. RETURN THOSE AREAS DAMAGED BY SUCH TO THEIR ORIGINAL CONDITION.

EXCAVATION:

- STOCKPILE ALL EXCAVATED SOIL FOR FUTURE REUSE AS FILL MATERIAL OR REMOVE AND DISPOSE OF AS REQUIRED.



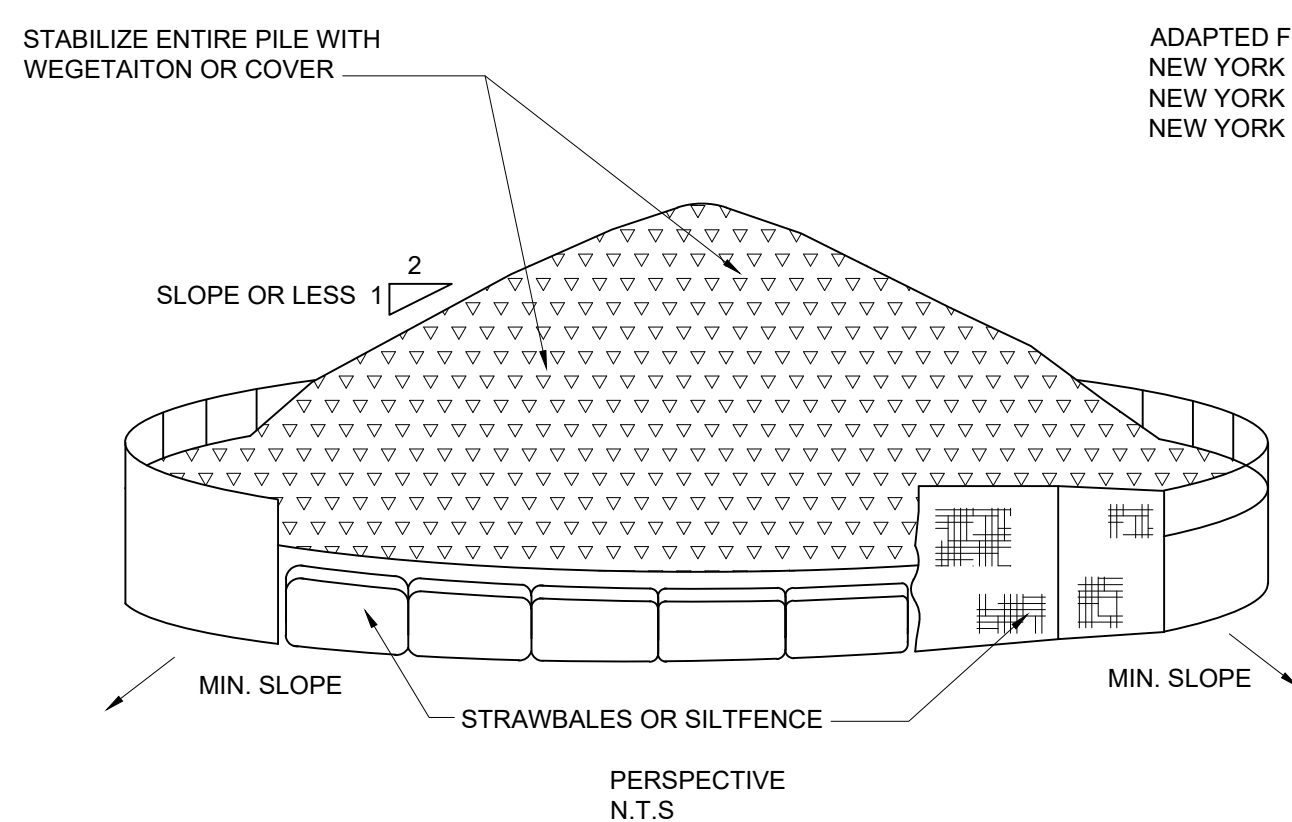
SILT FENCE DETAIL

SCALE: 1/4" = 1'-0"

CONSTRUCTION SPECIFICATIONS

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
- FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

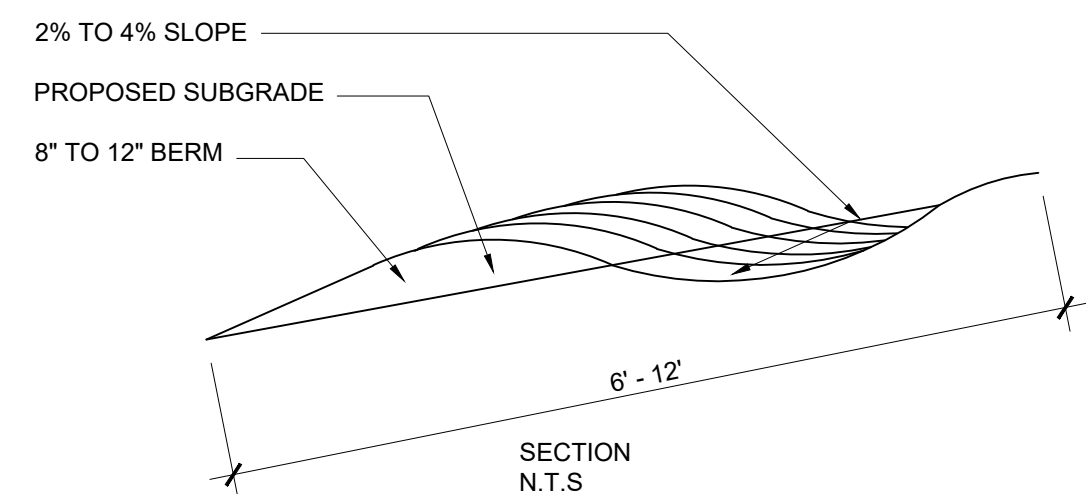


INSTALLATION NOTES:

- AREA CHOSEN FOR STOCKPILES OPERATIONS SHALL BE DRY AND STABLE.
- MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2
- UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
- SEE SPECIFICATIONS (THE MANUAL) FOR INSTALLATION OF SILTFENCE.

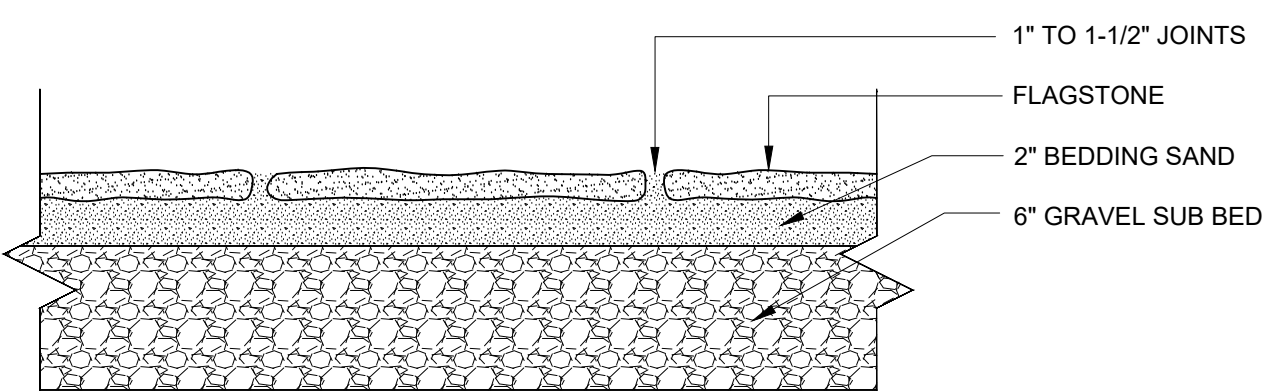
SOIL STOCKPILE DETAIL

SCALE: 1/4" = 1'-0"



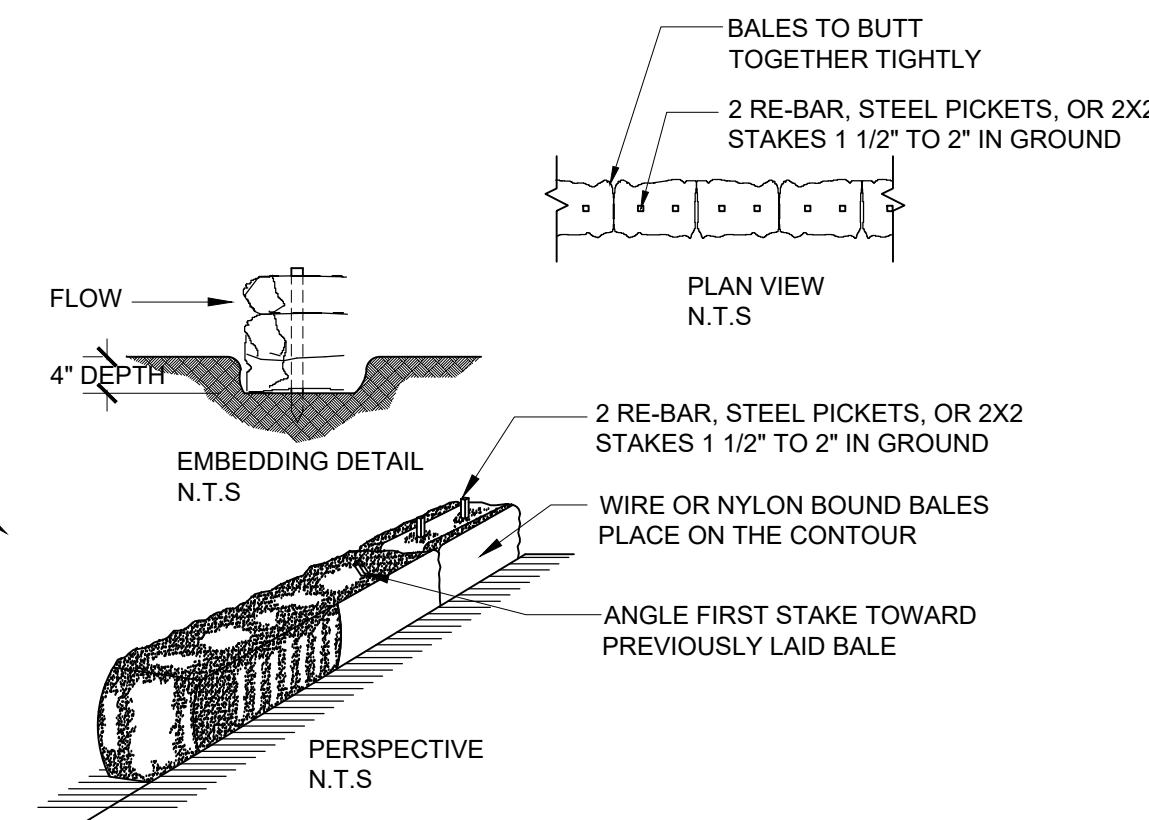
DRIVEWAY BERM

SCALE: N.T.S.



FLAGSTONE WALK DETAIL

SCALE: 1 1/2" = 1'-0"



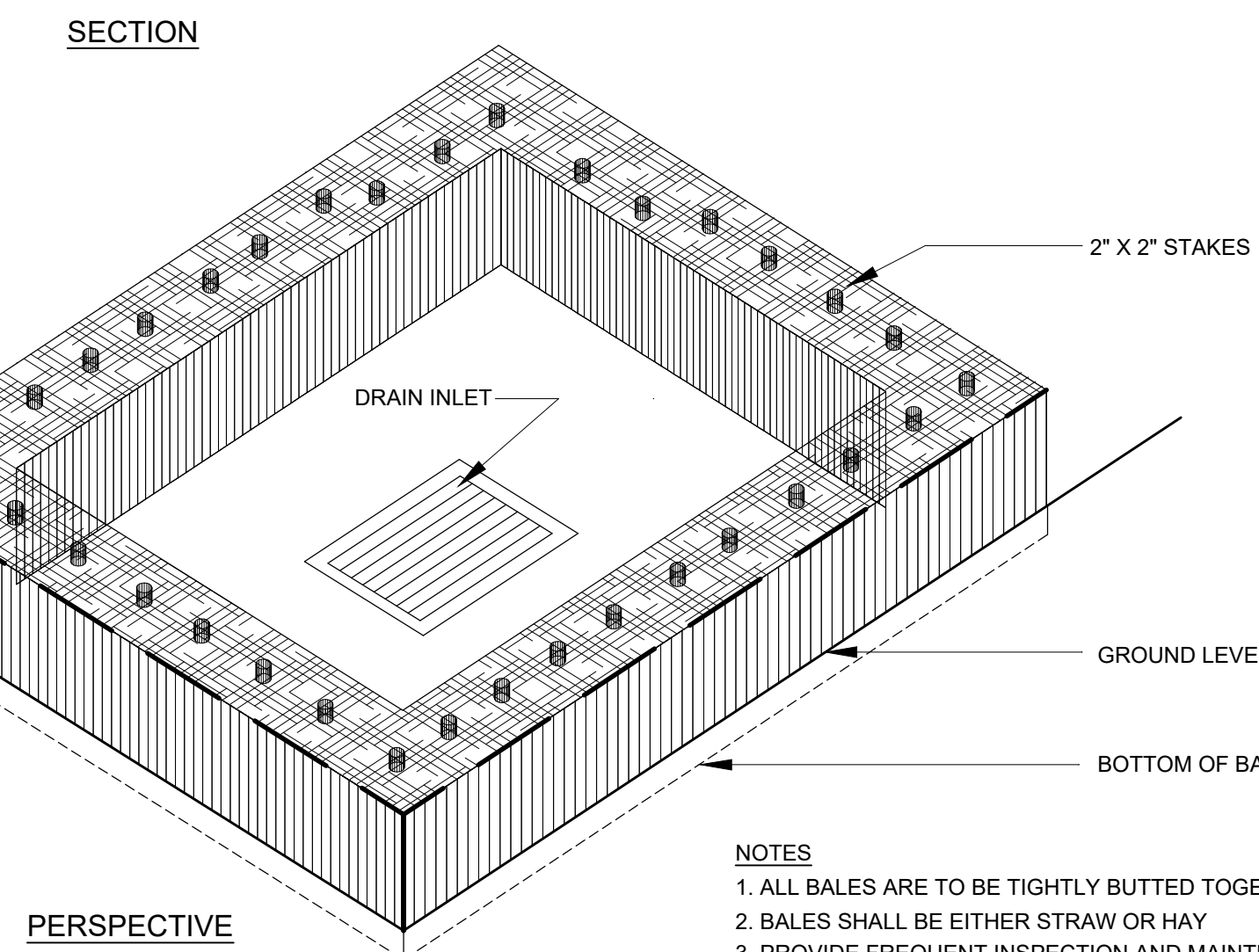
INSTALLATION NOTES:

- BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
- EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4".
- BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BAR DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
- BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

SEDIMENT CONTROL NOTE: SEDIMENT CONTROL AT INDICATE PROPERTY LINES SHALL BE PERFORMED DURING PROPERTY EXCAVATION AND GRADING AND SHALL REMAIN UNTIL PROPER FINAL CURBING, DRAINAGE, AND GRADING IS COMPLETED.

HAYBALE BARRIER

SCALE: N.T.S.

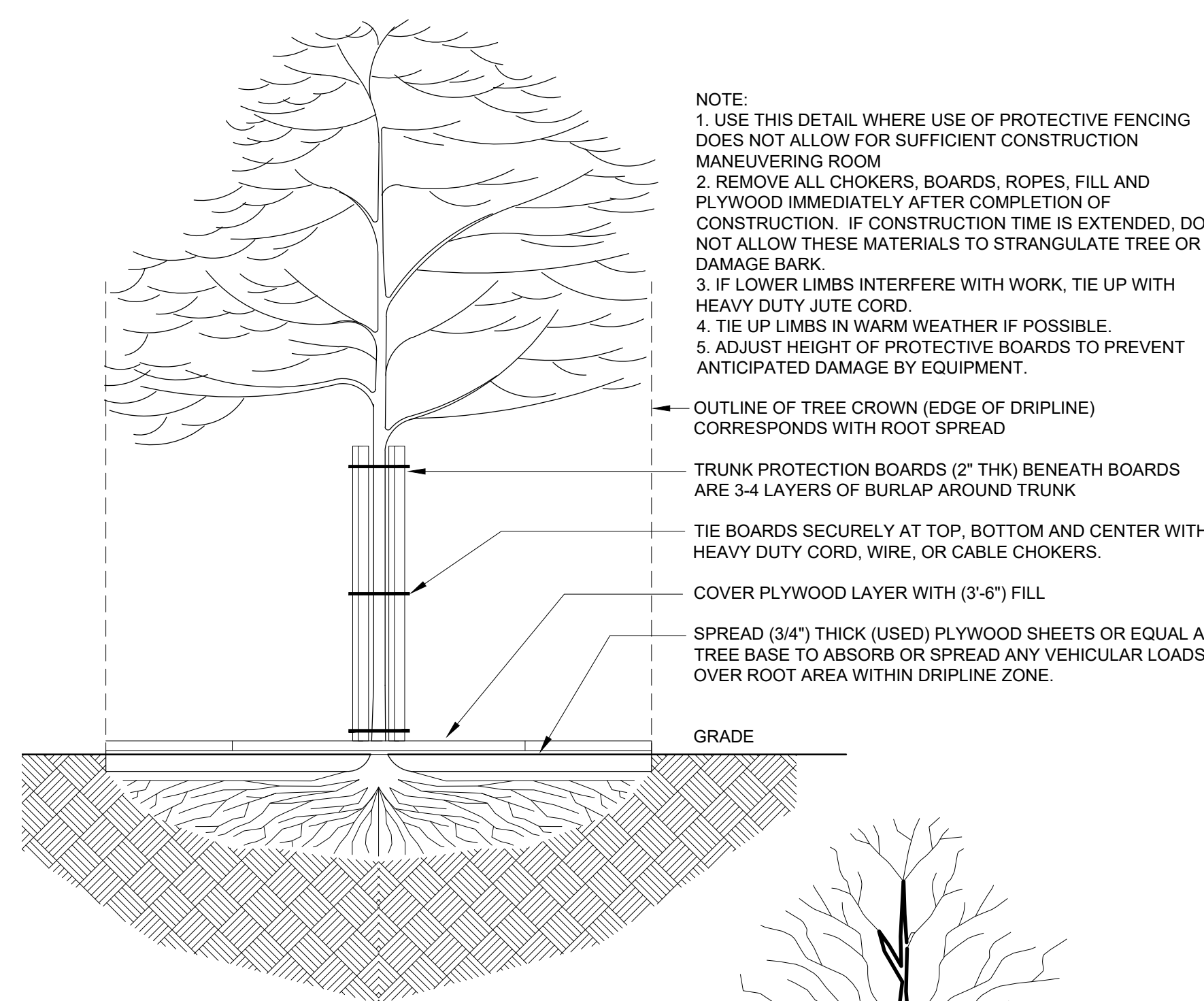


NOTES

- ALL BALES ARE TO BE TIGHTLY BUTTED TOGETHER
- BALES SHALL BE EITHER STRAW OR HAY
- PROVIDE FREQUENT INSPECTION AND MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AND REPLACE CLOGGED BALES TO MAINTAIN EFFECTIVENESS OF INSTALLATION.

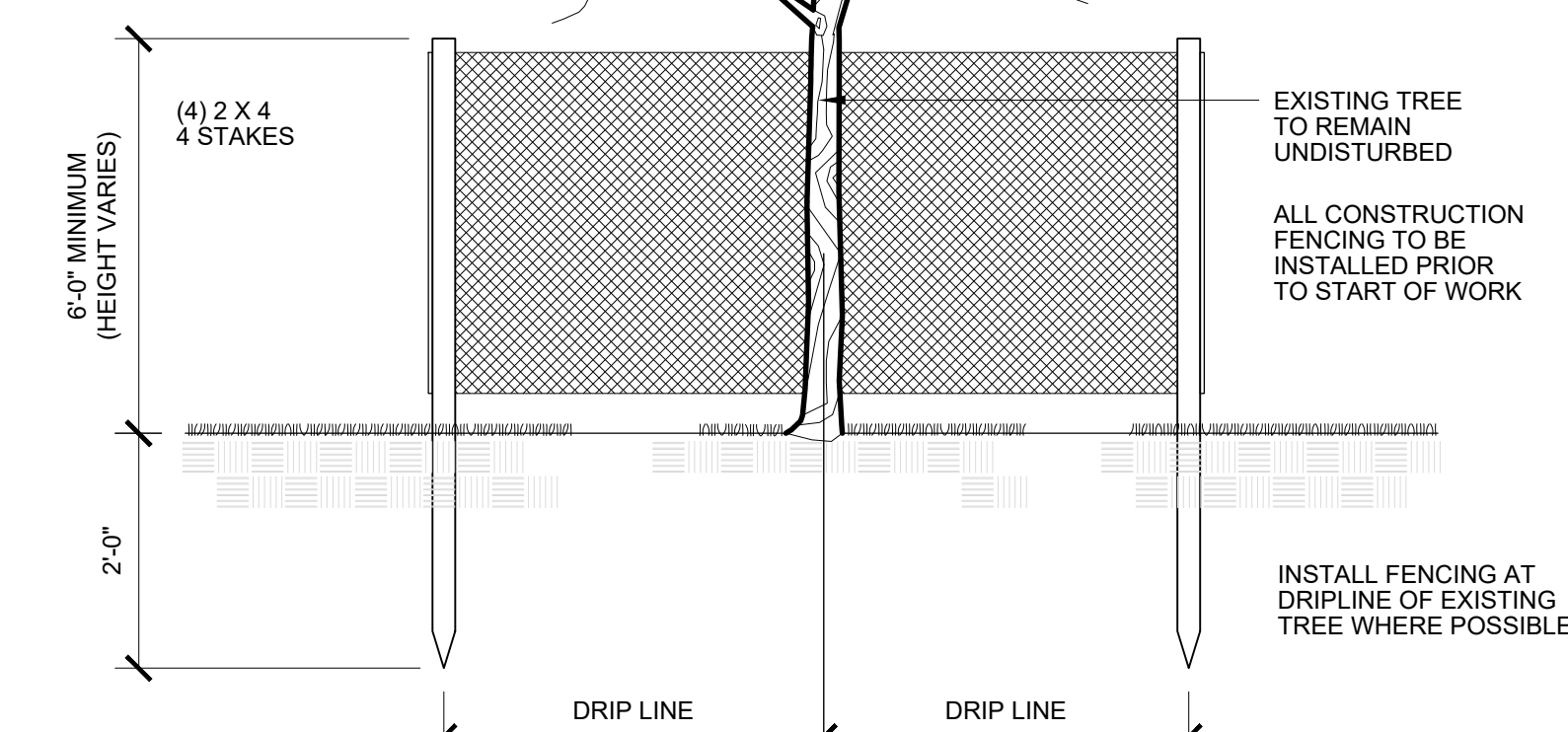
INLET PROTECTION

SCALE: N.T.S.



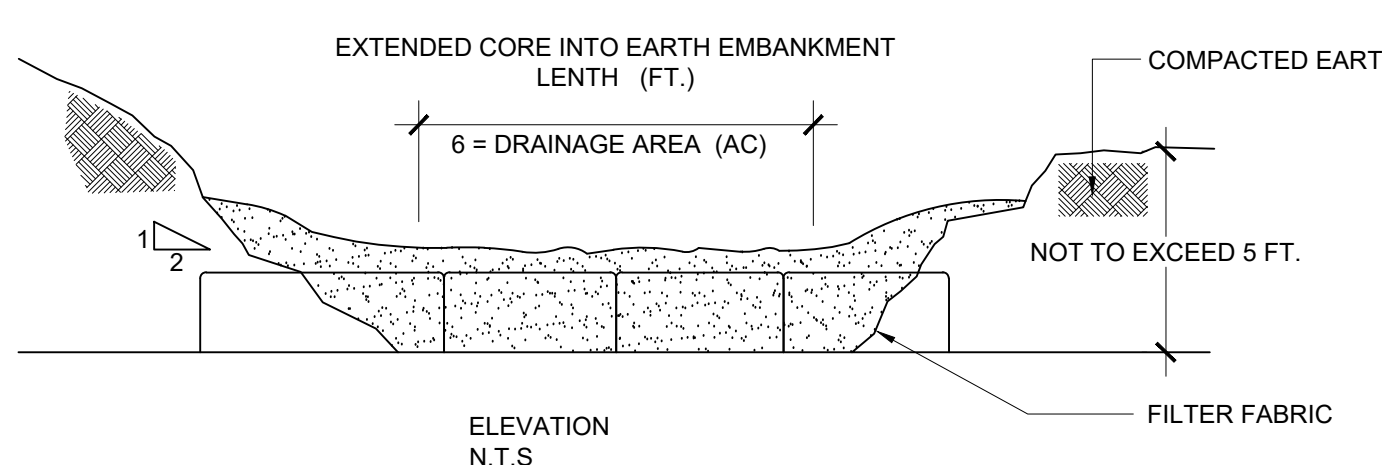
TYP TREE PROTECTION (DURING CONSTRUCTION)

SCALE: 1/4" = 1'-0"



TYP TREE PROTECTION (DURING CONSTRUCTION)

SCALE: 1/4" = 1'-0"



INSTALLATION NOTES:

- AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED, AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED AS WELL.
- THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVER SIZED STONES, ROCKS, ORGANIC MATERIAL AND OTHER QUESTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
- THE STRUCTURE SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
- THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN REPAIRS MADE AS NEEDED.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION IS MINIMIZED.
- THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
- ALL CUT AND FILL SLOPES SHALL BE 1:2 OR FLATTER.

TEMPORARY SEDIMENT BASIN

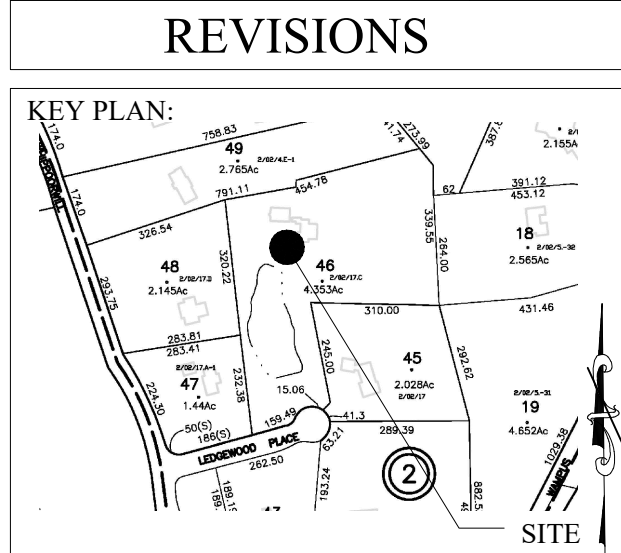
SCALE: N.T.S.

ROLLANO ENGINEERING, P.C.
 411 THEODORE FREMID AVE.
 SUITE 206 @ RYE, NY 10580
 phone: 914.925.3584 fax: 914.925.3434
 RollanoEngineers@aol.com

NOTE:
 PLANS ARE NOT TO BE SCALED. CONTRACTOR IS TO MAKE NO ASSUMPTIONS WITH REGARD TO THESE DRAWINGS. ANY ADDITIONAL INFORMATION OR DIMENSIONS REQUIRED TO PROPERLY ESTIMATE OR ERECT THIS PROJECT WILL BE SUPPLIED BY THE ENGINEER UPON REQUEST. CONTRACTOR SHALL VERIFY IN THE FIELD ALL DIMENSIONS AND CONDITIONS INDICATED ON THIS DRAWING AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS SHOULD BE REPORTED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THESE DRAWINGS SHALL NOT BE ALTERED WITHOUT THE CONSENT AND KNOWLEDGE OF THE ENGINEER. ALL REPRODUCTION RIGHTS RESERVED. REPRODUCTION WITHOUT PERMISSION IS PROHIBITED.

MUNICIPALITY:
 TOWN OF NORTH CASTLE
PROPERTY INDEX:
 SECTION: 107.02
 BLOCK: 02
 LOT: 46
 ZONE: R-2A

NO.	ISSUED FOR	DATE
2	STORM WATER REVIEW	05/13/22
1	STORM WATER REVIEW	08/24/21



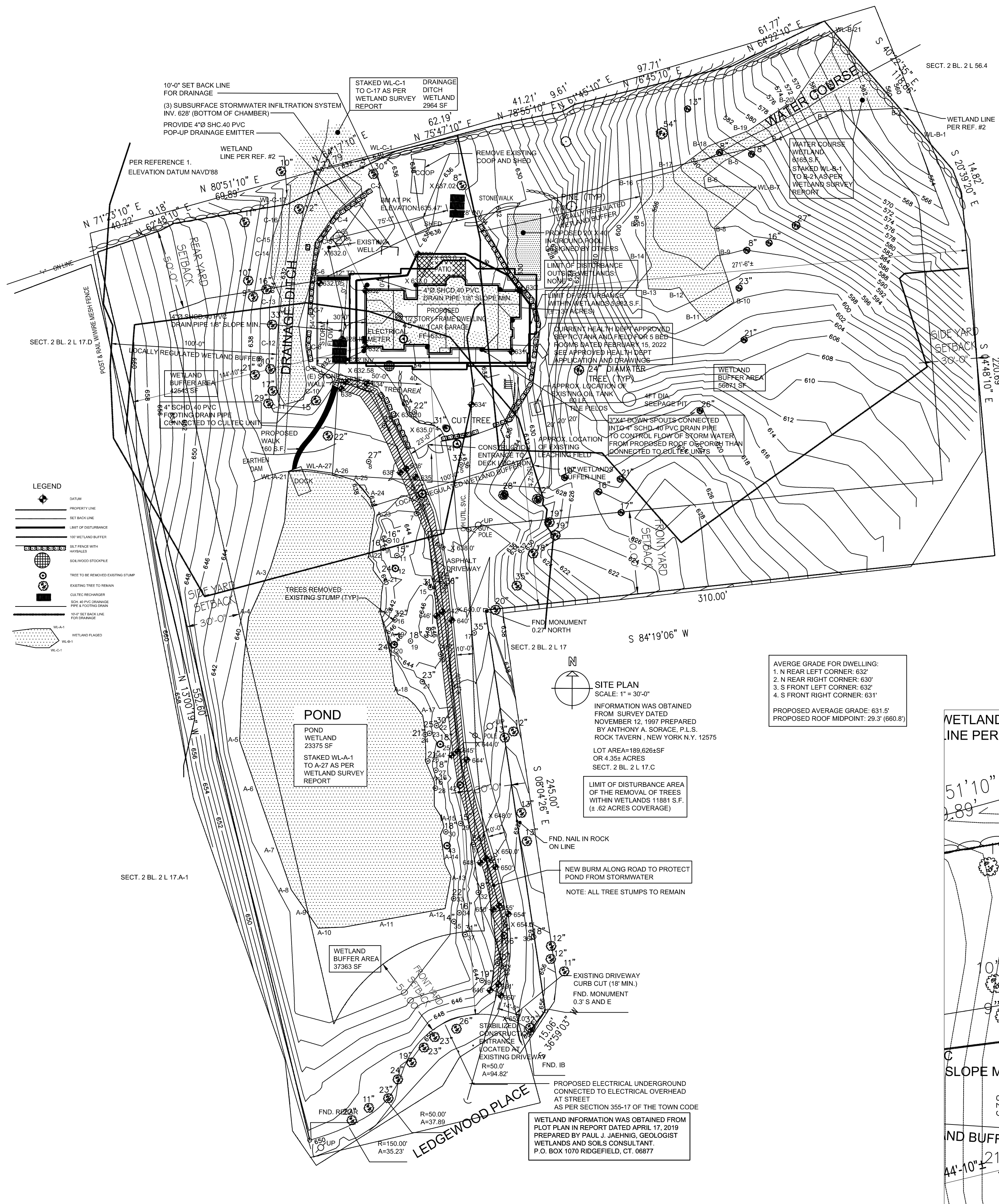
SCOPE OF WORK:
 PROPOSED LOCATION OF NEW ONE-FAMILY DWELLING

PROJECT LOCATION:
 4 LEDGEWOOD PLACE
 ARMONK, NEW YORK

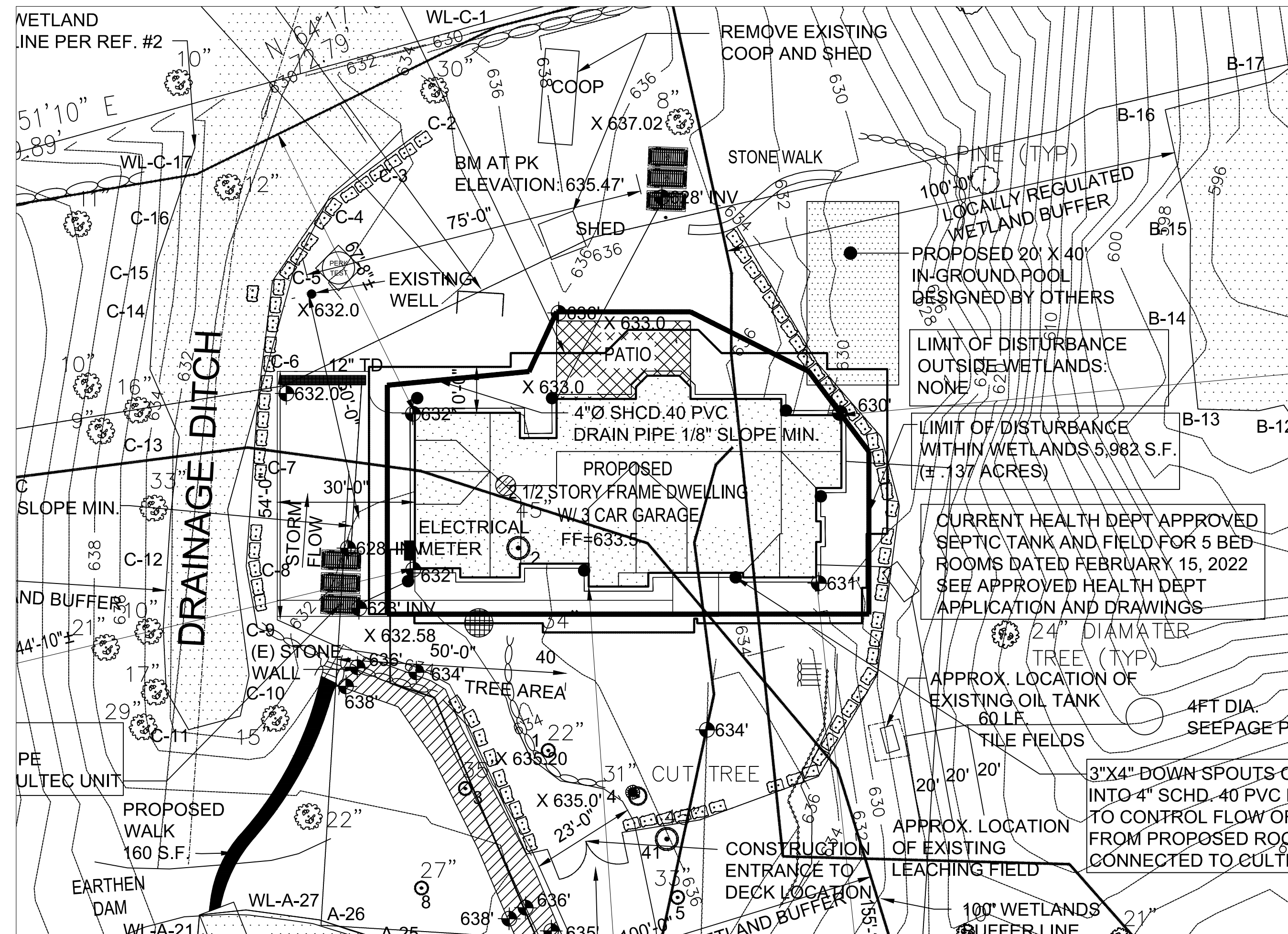
SHEET TITLE:
 EROSION CONTROL DETAILS

PROJECT #: 21-082421
SCALE: AS NOTED
DATE: 05/13/22
DRAWN BY: JOSEPH PATERNO, LEED AP
REVIEWED BY: LOUIS E. ROLLANO, P.E.

STATE OF NEW YORK
 LOUIS E. ROLLANO
 LICENSED PROFESSIONAL ENGINEER
 081105
 SHEET NO.: S-2.0



PROPOSED SITE PLAN
SCALE 1" = 40'-0"



PARTIAL PROPOSED SITE PLAN
SCALE 1" = 20'-0"

ZONING CLASSIFICATION - TOWN OF NORTH CASTLE				
R-1.5A ONE FAMILY RESIDENCE DISTRICT				
	REQUIREMENTS	EXISTING	PROPOSED	VARIANCE
MIN. LOT AREA	1.5 Acre 65,340 sq. ft.	4.35 Acre 189,626 sq. ft.	NO CHANGE	NO VARIANCE
MIN. LOT FRONTAGE	150.0'	167.94'	NO CHANGE	NO VARIANCE
MIN. LOT WIDTH	150.0'	164.0'±	NO CHANGE	NO VARIANCE
MIN. LOT DEPTH	150.0'	552.60'	NO CHANGE	NO VARIANCE
MIN. FRONT YARD	40.0'	N/A	40'-4"±	NO VARIANCE
MIN. SIDE YARD EACH	20.0'	N/A	144'-10"±	NO VARIANCE
MIN. SIDE YARD	40.0'	N/A	271'-6"±	NO VARIANCE
MIN. REAR YARD	50.0'	N/A	67'-8"±	NO VARIANCE
MAX. HEIGHT	2 1/2 Story 30.0'	N/A	2 1/2 Story 29.3'±	NO VARIANCE
MAX. BUILDING COVERAGE	10% Max (18,962.6 sq. ft. max)	N/A	1.75%± (3,329 sq. ft.)	NO VARIANCE
MAX. FLOOR AREA RATIO	14,068 sq. ft.	N/A	0.032 6,089 sq. ft.	NO VARIANCE
MAX. LOT COVERAGE	16,770 sq. ft.	N/A	10,534 sq. ft.	NO VARIANCE

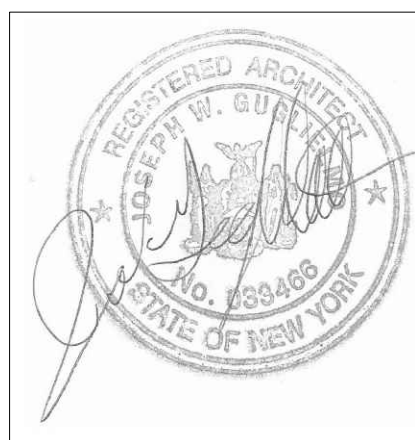
Max Floor Area = 16,607 + (3% of 15,386 sq. ft.) 461 = 14,068 sq. ft.
Max lot coverage = 13,270 + (front yard setback bonus 350x10) 3,500 = 16,770 sq. ft.

NEW SINGLE FAMILY DWELLING
FOR:

4 LEDGEWOOD PL
ARMONK, NY

JOSEPH GUARIELMO ARCHITECT
64 ROGERS DRIVE
NEW ROCHELLE, NY 10804
TEL. (914) 804-7157
JGNArch@gmail.com

- DRAWING LIST:
- A-1 PROPOSED SITE LOCATION PLAN
 - A-2 PROPOSED FLOOR PLANS
 - A-3 PROPOSED ELEVATIONS



NO.	DATE	REVISION
6-9-2022		ISSUED FOR ZONING REVIEW-REVISED

PROPOSED
PLANS

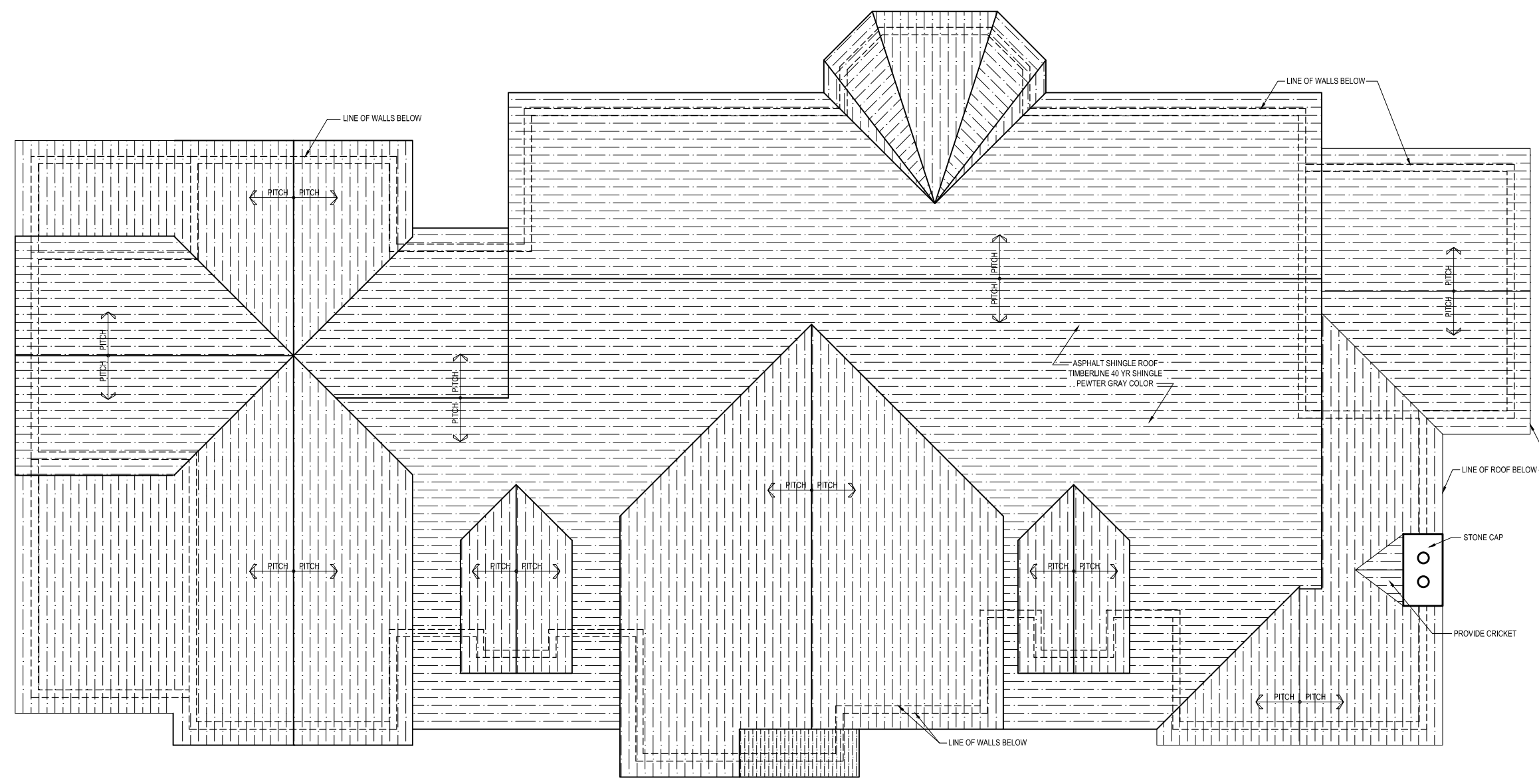
JOB NO.: 2106
DATE: 7-28-21
SCALE: AS NOTED
DRAWN BY: JWG

DRAWING NO.:
A-1

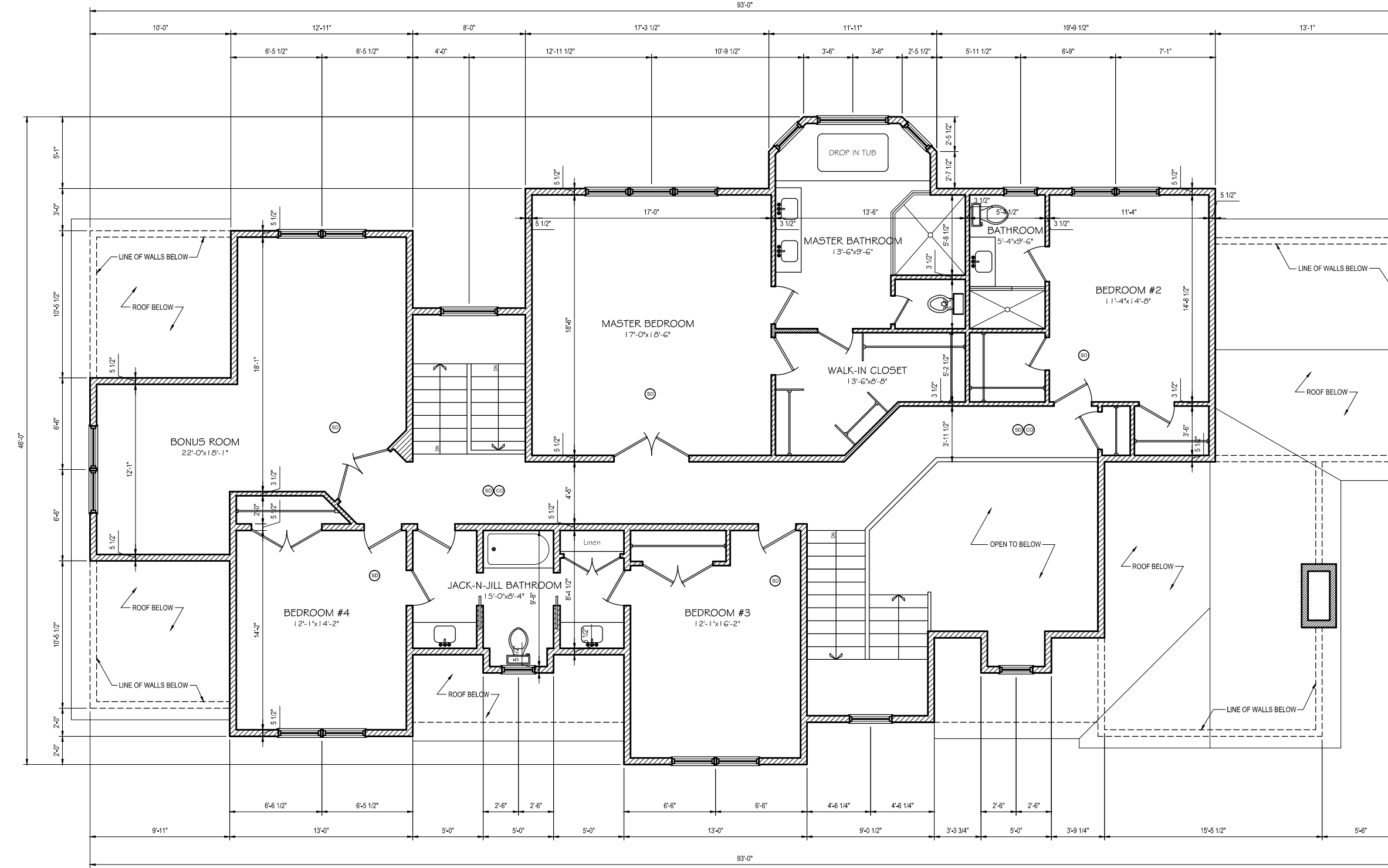
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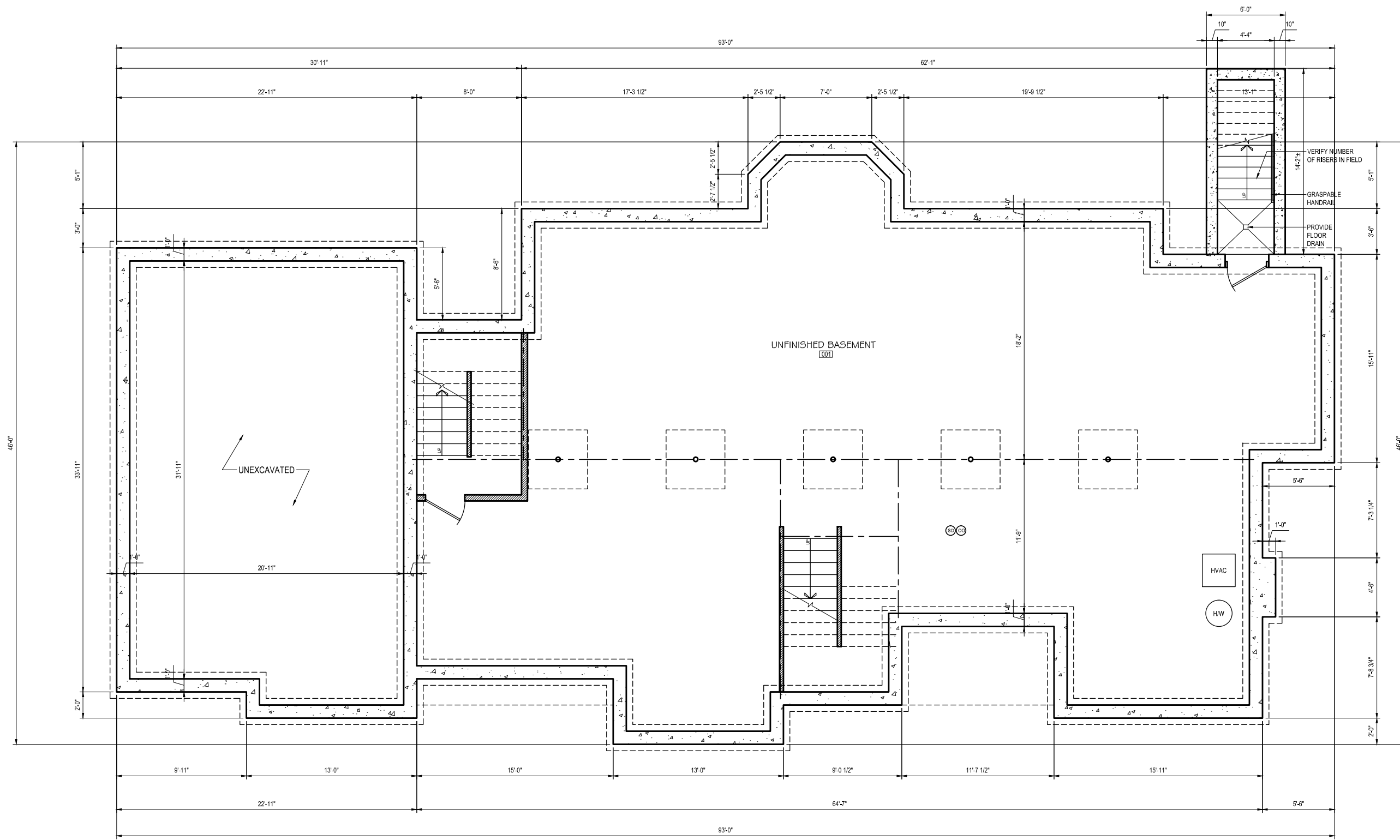


PROPOSED ROOF PLAN
SCALE 1/8" = 1'-0"

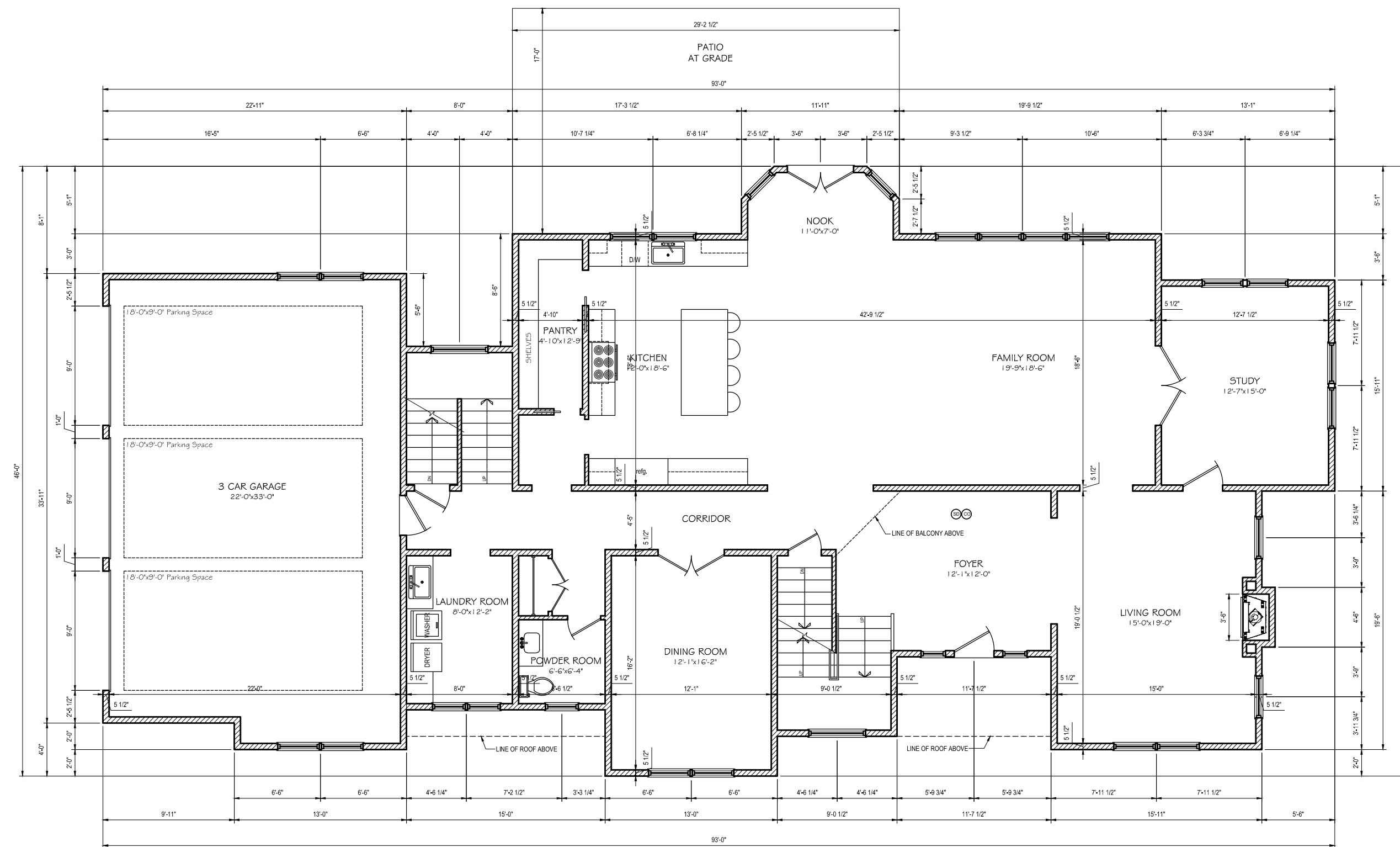


PROPOSED SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

Second Floor 2,213 sq. ft.

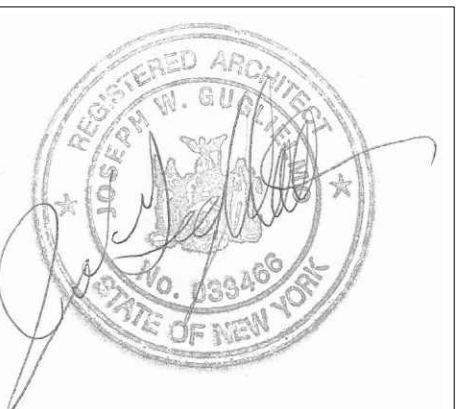


PROPOSED BASEMENT FLOOR PLAN
SCALE 1/8" = 1'-0"



PROPOSED FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

First Floor 2,469 sq. ft.
Second Floor 2,213 sq. ft.
Garage 790 sq. ft.



6-9-2022 ISSUED FOR ZONING REVIEW-REVISED
NO. DATE REVISION

PROPOSED
FLOOR PLANS

JOB NO.: 2106
DATE: 6-23-21
SCALE: AS NOTED
DRAWN BY: JWG

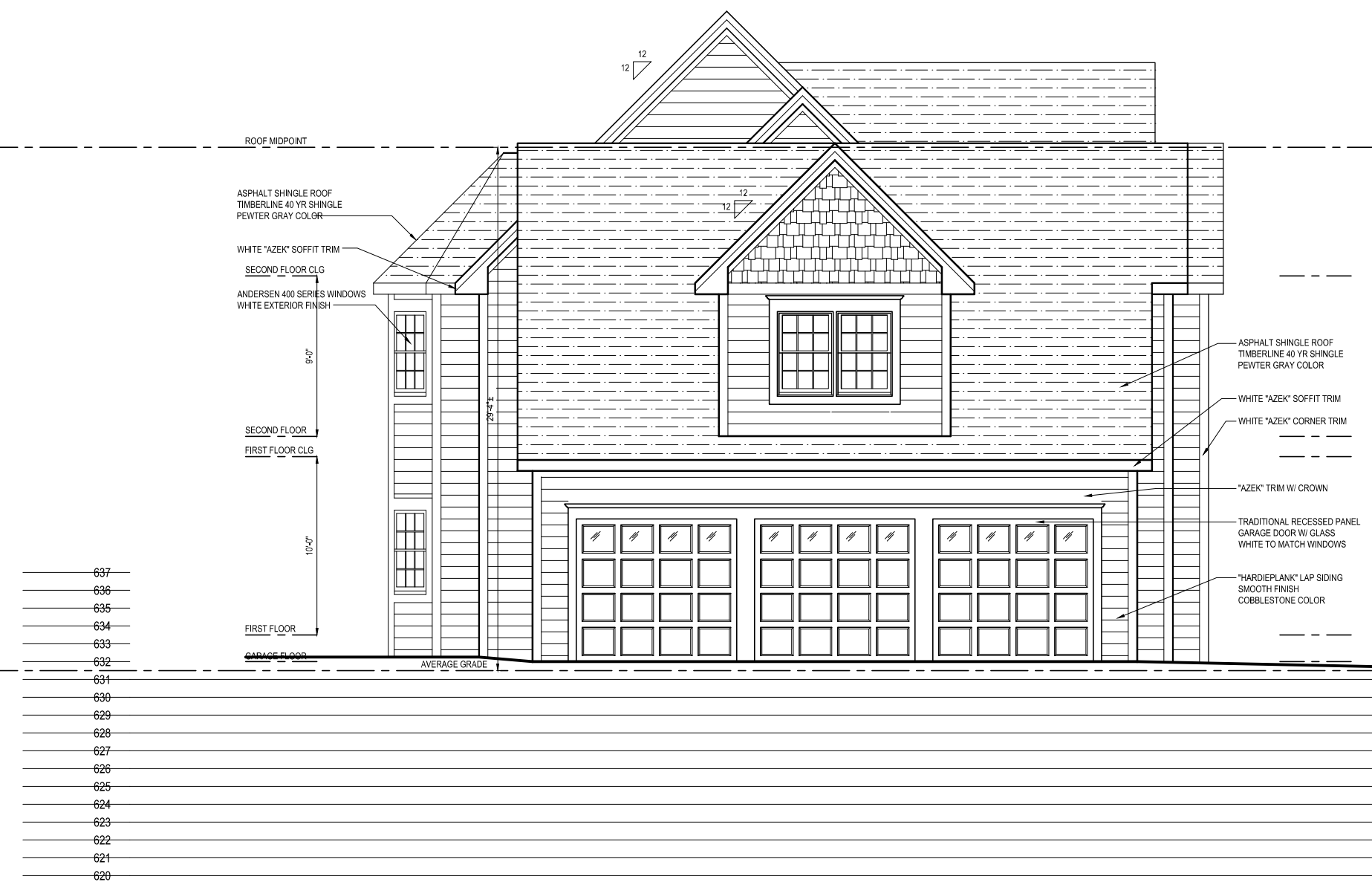
DRAWING NO.:

A-2

NEW SINGLE FAMILY DWELLING
FOR:

4 LEDGEWOOD PL
ARMONK, NY

JOSEPH GUARIELMO ARCHITECT
64 ROGERS DRIVE
NEW ROCHELLE, NY 10804
TEL. (914) 804-7157
JGNYArch@gmail.com



PROPOSED SIDE ELEVATION
SCALE 1/8" = 1'-0"



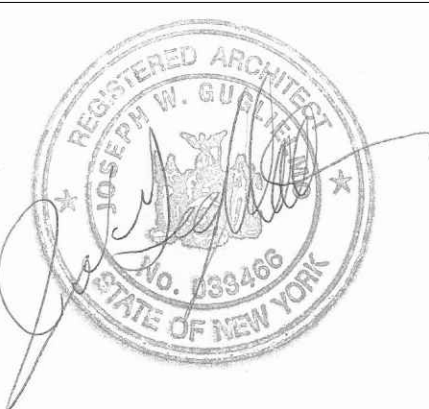
PROPOSED FRONT ELEVATION
SCALE 1/8" = 1'-0"



PROPOSED SIDE ELEVATION
SCALE 1/8" = 1'-0"



PROPOSED REAR ELEVATION
SCALE 1/8" = 1'-0"

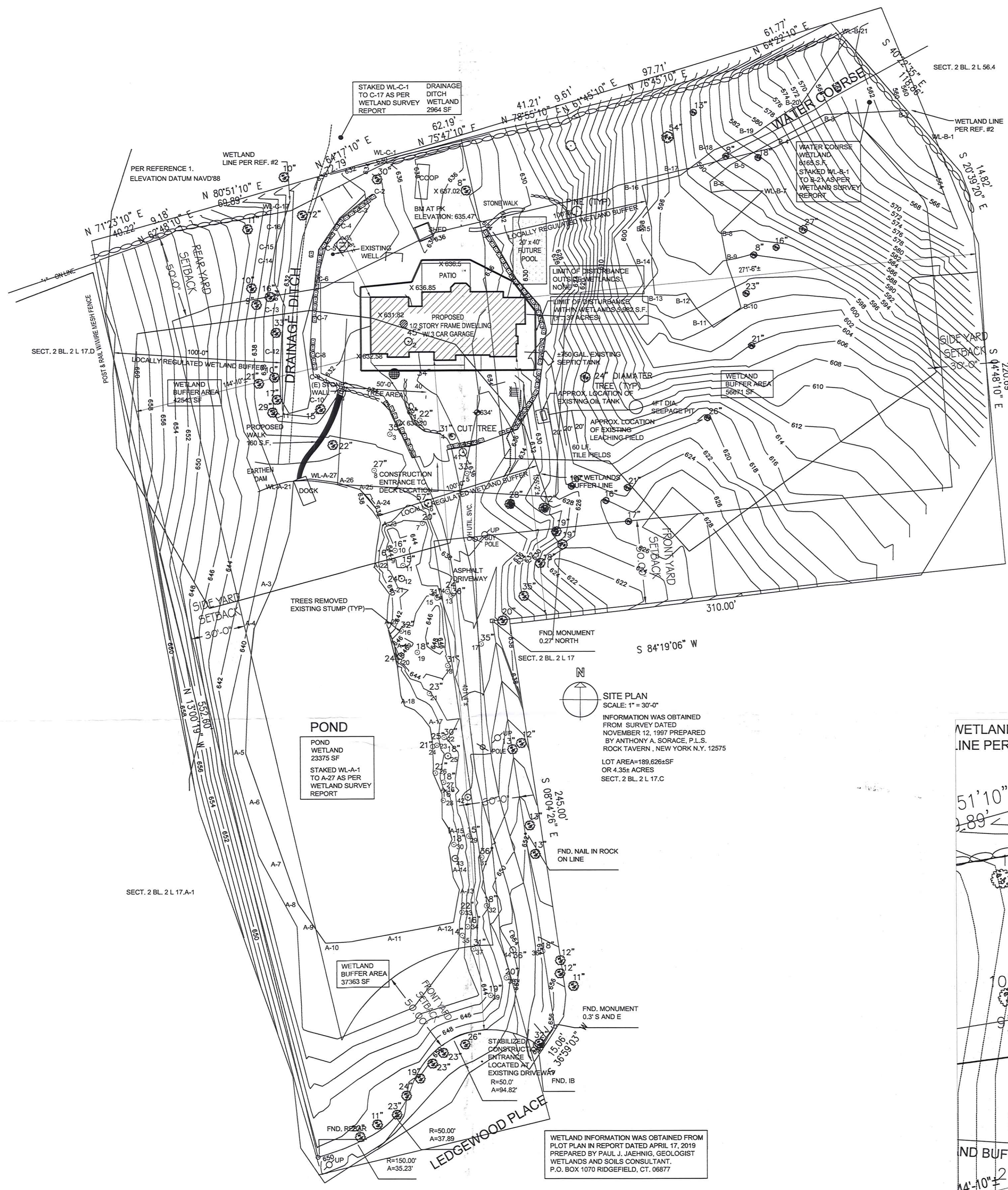


NO.	DATE	REVISION
	6-9-2022	ISSUED FOR ZONING REVIEW-REVISED

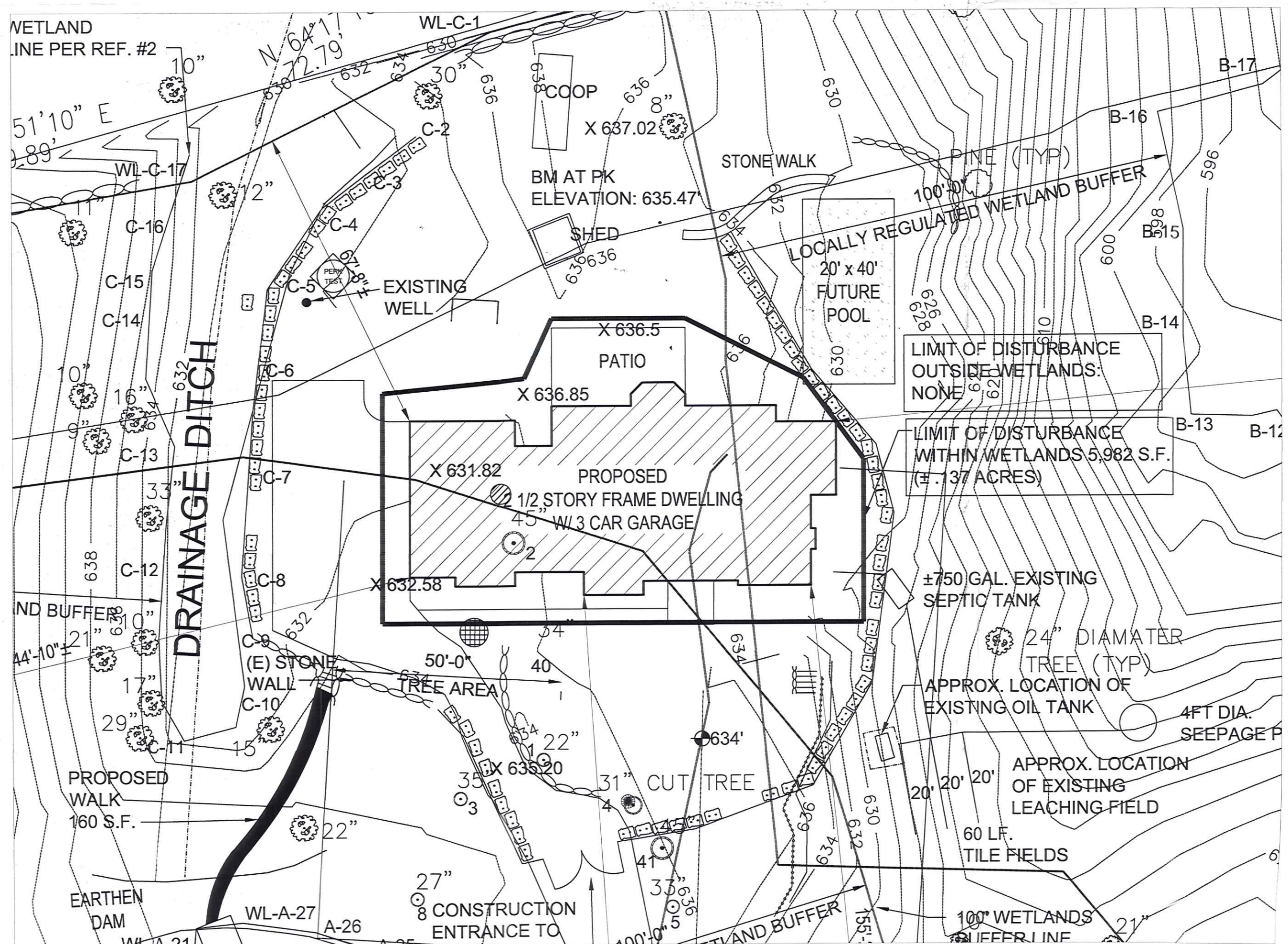
PROPOSED
ELEVATIONS

JOB NO.: 2106
DATE: 6-23-21
SCALE: AS NOTED
DRAWN BY: JWG

DRAWING NO.:
A-3



PROPOSED SITE PLAN
SCALE 1" = 40'-0"



PARTIAL PROPOSED SITE PLAN
SCALE 1" = 20'-0"

ZONING CLASSIFICATION - TOWN OF NORTH CASTLE				
R-1.5A ONE FAMILY RESIDENCE DISTRICT				
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Max lot coverage = 13,270 + (front yard setback bonus 350x10) 3,500 = 16,770 sq. ft.

2022-07-02
NO OBJECTION
FEB 15 2022
WEST CO. DEPT. OF HEALTH
BY *[Signature]*

NO OBJECTION TO PROPOSED RESIDENCE AS SHOWN
REPORT 2021-01-08 - REVISIONS TO BE
FIVE (5) REVISIONS AS FOLLOWS
CHANGES RA BOTTOM 2/10/2021
ADDITIONAL RA 2/10/2021

NEW SINGLE FAMILY DWELLING
FOR:

4 LEDGEWOOD PL
ARMONK, NY

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- DRAWING LIST:
- A-1 PROPOSED SITE LOCATION PLAN
 - A-2 PROPOSED FLOOR PLANS
 - A-3 PROPOSED ELEVATIONS

The Westchester County Department of Health has not evaluated the current integrity of the Onsite Wastewater Treatment System and that any endorsement of this plan shall not be construed as a guaranty by the Commissioner or the Department or any employee or agent that this system has been properly constructed or will function satisfactorily, nor shall it in any way restrict the actions or powers of the Commissioner in the enforcement of any law or regulation.

TOWN OF NORTH CASTLE
BUILDING DEPARTMENT
APPROVED FOR SEPTIC
REVIEW ONLY
BY: *[Signature]*
DATE: 1/30/22

8-31-21 ISSUED FOR ZONING REVIEW

NO.	DATE	REVISION

PROPOSED
PLANS

JOB NO.: 2106
DATE: 7-26-21
SCALE: AS NOTED
DRAWN BY: JWG

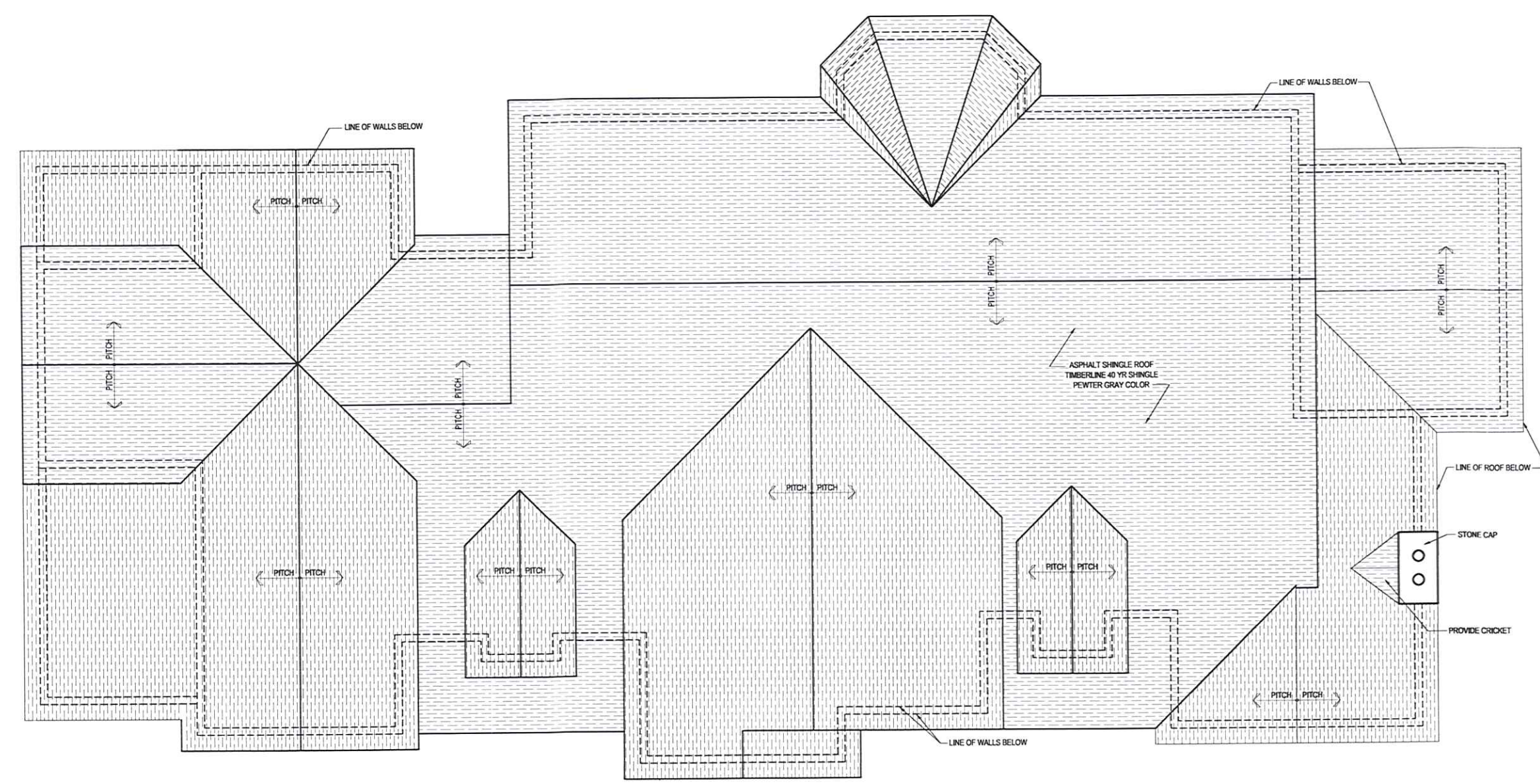
DRAWING NO.:
A-1

NEW SINGLE FAMILY DWELLING FOR:

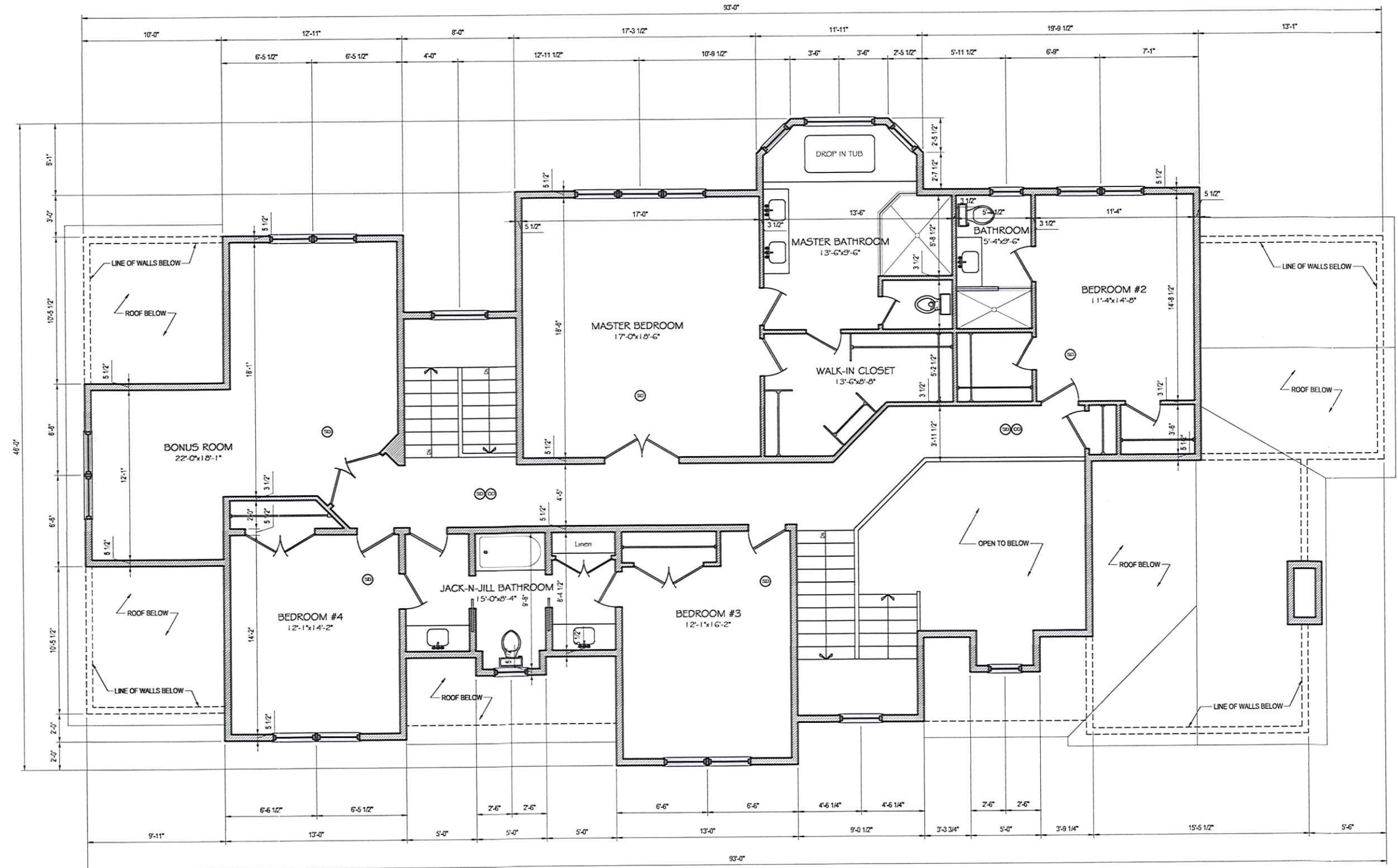
4 LEDGEWOOD PL
ARMONK, NY

JOSEPH QUALIELMO ARCHITECT
64 ROGERS DRIVE
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TOWN OF NORTH CASTLE
BUILDING DEPARTMENT
APPROVED FOR SEPTIC
REVIEW ONLY
BY: *[Signature]*
DATE: 1-30-22

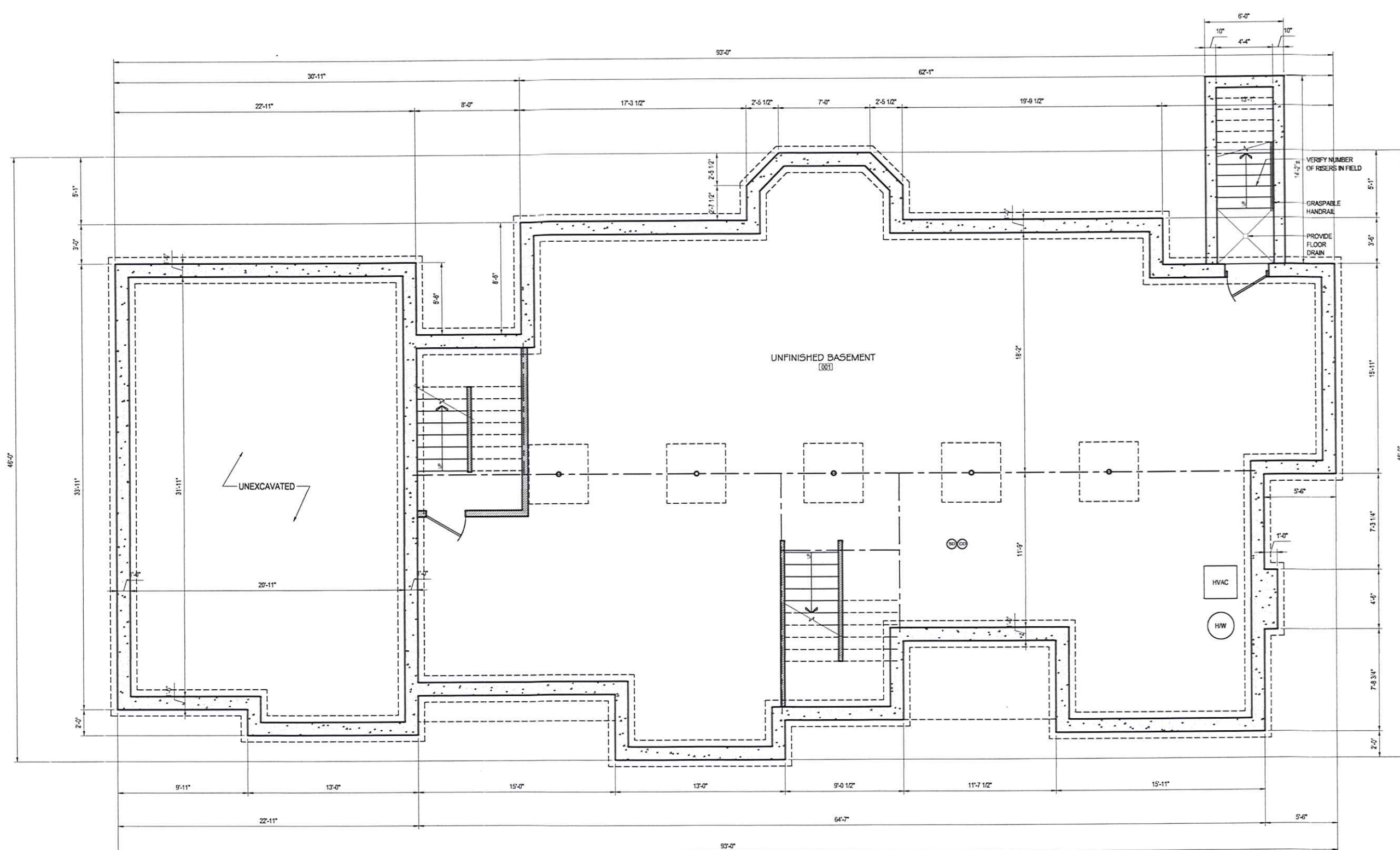


PROPOSED ROOF PLAN
SCALE 1/8" = 1'-0"

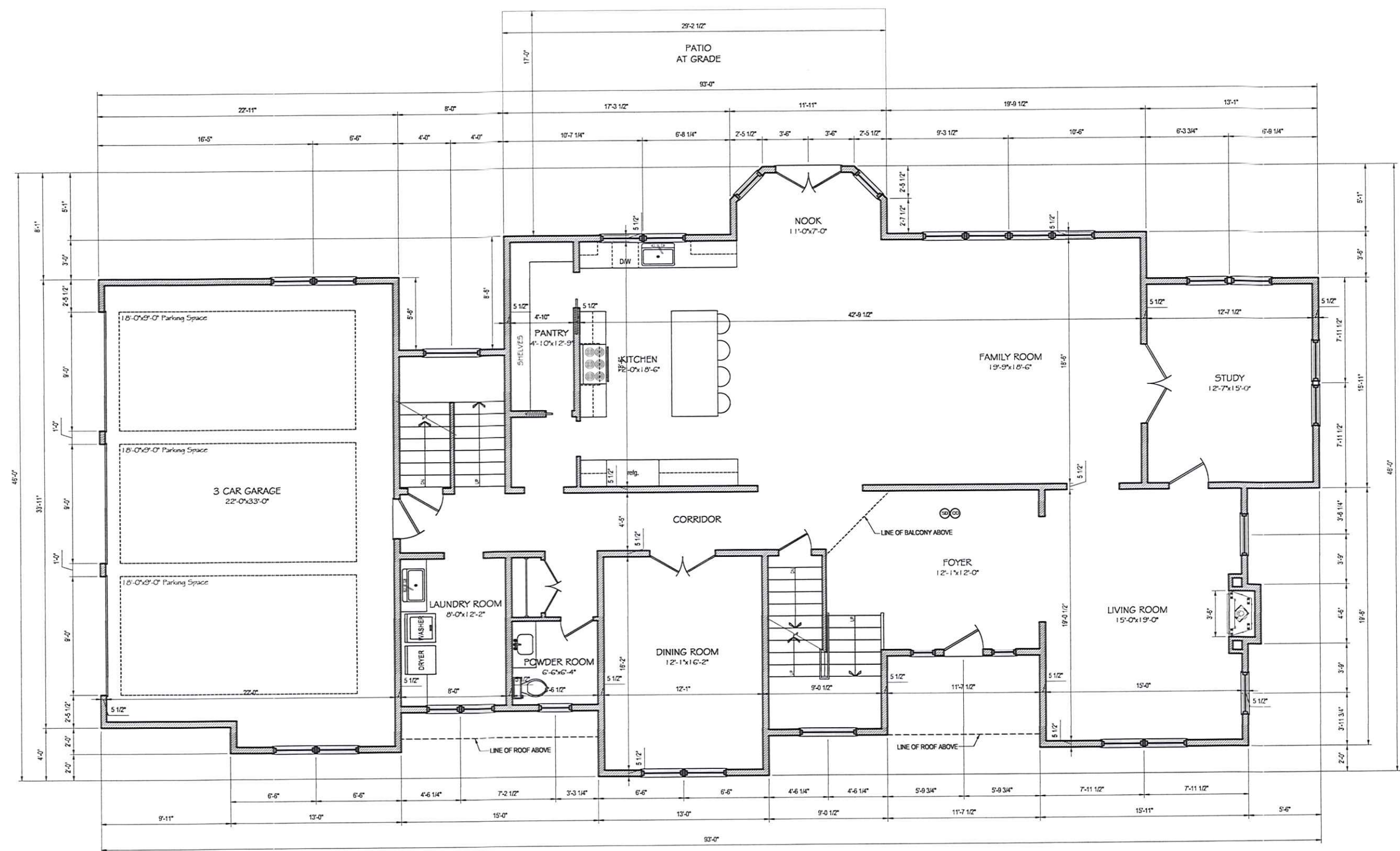


PROPOSED SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

Second Floor: 2,213 sq. ft.



PROPOSED BASEMENT FLOOR PLAN
SCALE 1/8" = 1'-0"



PROPOSED FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

First Floor: 2,489 sq. ft.
Second Floor: 2,213 sq. ft.
Garage: 795 sq. ft.



8-31-21 ISSUED FOR ZONING REVIEW
NO. DATE REVISION

PROPOSED FLOOR PLANS

JOB NO.: 2106
DATE: 6-23-21
SCALE: AS NOTED
DRAWN BY: JWG

DRAWING NO.:
A-2